



## **ITEM FOR ENVIRONMENTAL COMMISSION AGENDA**

**COMMISSION MEETING DATE:** October 21, 2020

**NAME & NUMBER OF PROJECT:** 1112 W. Annie St., SP-2020-0093DS

**NAME OF APPLICANT OR ORGANIZATION:** Mark Zupan

**LOCATION:** 1112 W. Annie Street, Austin, Texas, 78704

**COUNCIL DISTRICT:** District #9

**ENVIRONMENTAL REVIEW STAFF:** Hank Marley, Environmental Review Specialist Senior, 512-974-2067, [hank.marley@austintexas.gov](mailto:hank.marley@austintexas.gov)

**WATERSHED:** West Bouldin Creek, Urban, Desired Development Zone

**REQUEST:** Variance request is as follows:

Request to vary from LDC 25-8-261 to allow development inside the Critical Water Quality Zone.

**STAFF RECOMMENDATION:** Staff recommends this variance, having determined the findings of fact have been met.

**STAFF CONDITIONS:**

- Restore any damage caused during construction to the City erosion control infrastructure up to the standards shown in the West Bouldin Creek at West Annie Street Stream Restoration Project – GP-2014-0593.WPD.
- Provide a planting plan requiring City standard specification 609S – Native Seeding and Planting within the critical water quality zone.



Development Services Department  
Staff Recommendations Concerning Required Findings

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Project Name: 1112 W. Annie Street; SP-2020-0093DS

Ordinance Standard: Watershed Protection Ordinance

Variance Request: To allow development inside the Critical Water Quality Zone (LDC 25-8-261).

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Include an explanation with each applicable finding of fact.

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

Yes                      The site is located in the Bouldin Creek Neighborhood Planning Area and has a single family zoning designation similar to the immediate surrounding areas. The proposed bridge crossing is to gain access to a larger lot located on the other side of West Bouldin Creek. This is the lot where the owner intends to build their home. That lot is 0.5290 acres and the majority of it is outside of the 100 year floodplain and critical water quality zone. The proposed bridge crossing is the only access point that the owner has to the City ROW, as the lot is entirely enclosed within West Bouldin Creek, other single family lots and the train track that runs the entire length of the Western perimeter. By not allowing the proposed bridge the requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

2. The variance:
  - a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

Yes                    The proposed bridge over West Bouldin Creek is the only access point that the owner has from City ROW to their buildable lot. The proposed bridge has been designed to take the most direct path across the creek while also minimizing, to the maximum extent feasible, disturbance to the critical water quality zone and avoiding disturbance to the critical root zone of tree #002, which is an existing 20" pecan tree that is located on adjacent City property (See Figure 1). Furthermore, the design also avoids the removal of trees #004, 006 and 007, all of which are Pecan species located on the project property (See Figure 1). Moreover, the proposed location of the bridge also adheres to the minimum 5 foot side yard & 25 foot front yard setback requirements in accordance with LDC 25-2-513 & 492 (See Figure 1). Therefore, the variance is not necessitated by the scale, layout, construction method, or other design decision made by the applicant.

b)                    Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes                    The proposed bridge has been designed to span the 100 year floodplain. It has also been designed to remove the least amount of protected sized trees located on site and also avoids disturbance of the critical root zone of the larger 20" pecan tree that is located on adjacent City property. Therefore, staff agrees that the design and location of the proposed bridge is the minimum deviation from code requirement necessary to allow a reasonable use of the property.

c)                    Does not create a significant probability of harmful environmental consequences.

Yes                    The proposed bridge has been designed to span the 100 year floodplain. During construction there is some expected disturbance to the creek and the City erosion control within the vicinity of the proposed bridge crossing. The developer is required to clean and remove any construction debris from within the creek. They are also required to make repairs and restore the City erosion control infrastructure that may become destabilized during the construction of the bridge. Furthermore, all areas of the critical water quality zone that are located within the limits of construction will require City standard and specification 609S – Native Seeding and Planting. Therefore, the variance does not create a significant probability of harmful environmental consequences.

3.                    Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes                      As this proposed bridge has been designed to span the 100 year floodplain there will not be any obstructions within the waterway. Due to the increase in impervious cover being less than 8,000 square feet the project does not require water quality treatment in accordance with City code. However, City standard specification 609S – Native Seeding and Planting is required within the limits of construction. Therefore, development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Staff Determination: Staff determines that the findings of fact have been met. Staff recommends the following conditions:

- Restore any damage caused during construction to the City erosion control infrastructure up to the standards shown in the West Bouldin Creek at West Annie Street Stream Restoration Project – GP-2014-0593.WPD.
- Provide a planting plan requiring City standard specification 609S – Native Seeding and Planting within the critical water quality zone.


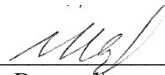

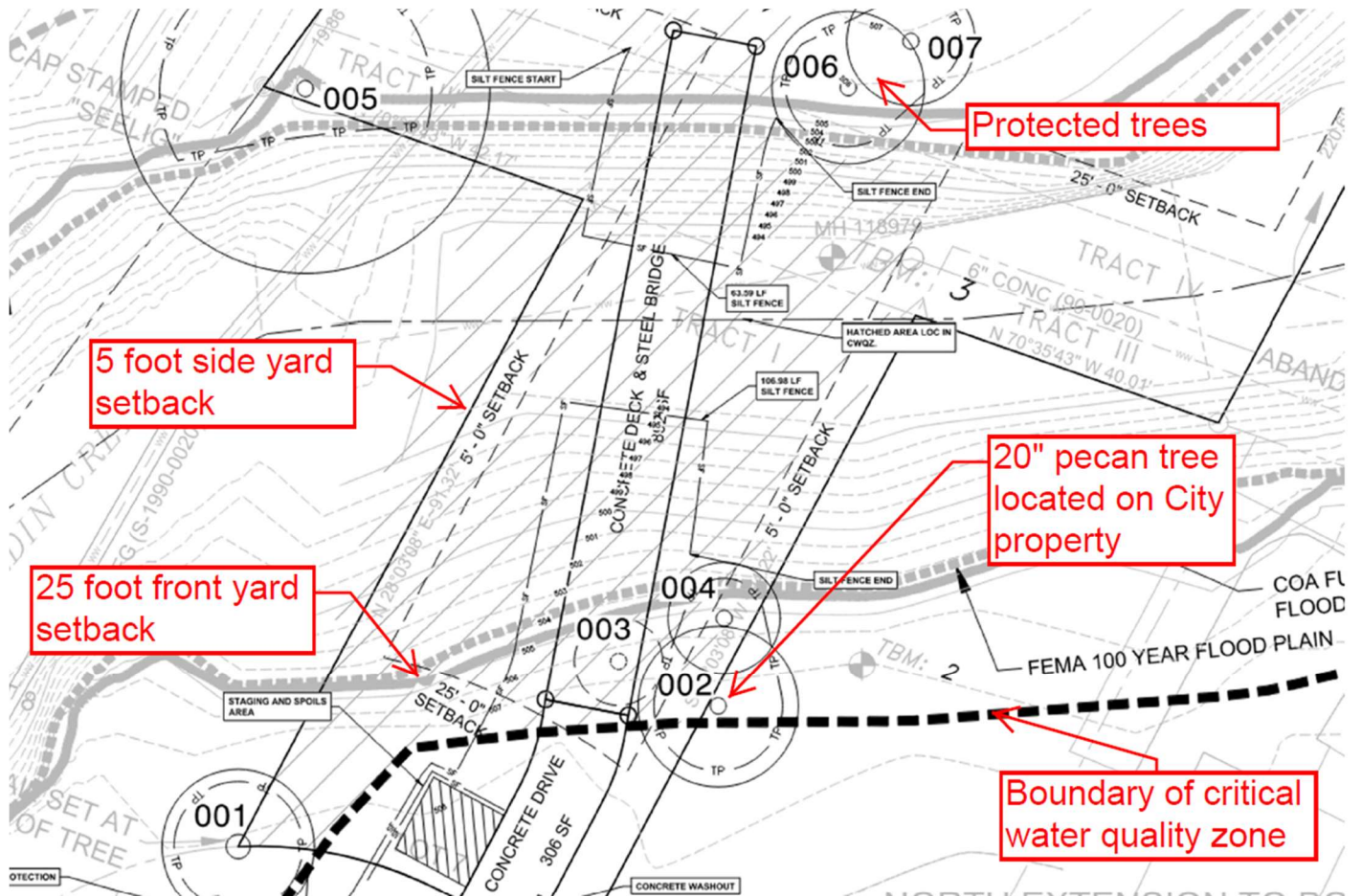
Environmental Reviewer (DSD)	 (Hank Marley)	9/30/2020
Environmental Review Manager (DSD)	 (Mike McDougal)	9/30/2020
Environmental Officer (WPD)	 (Chris Herrington)	10/07/2020

Figure 1





CONSULTING. ENGINEERING. CONSTRUCTION.

February 17, 2020

City of Austin  
Planning and Development Review  
One Texas Center  
505 Barton Springs Road  
Austin, TX 78704

**RE: Water Quality Transition Zone Variance Request for 1112 W. Annie Street**

Dear Director,

The site plan is located at 1112 W. Annie Street and consists of a Type 1 driveway and precast bridge to be built for safe access to the SF-3-NP lot. The residential lot is 0.68 acres and the site plan limits of construction are 0.06 acres. The bridge will be the only access available to the lot over West Boulding Creek within the West Boulding Creek Watershed. This site's access is located over the Water Quality Zone and has been recommended by the Environmental Review to submit a site plan (for bridge access only) for a variance to be processed.

- Per § 25-8-452 and § 25-8-482 Water Quality Transition Zone, development is prohibited in a water quality transition zone that lies outside the Edwards Aquifer recharge zone. Therefore, per § 25-8-41 Land Use Commission Variances, the Land Use Commission may grant a variance from a requirement of said code after determining that:
  - the criteria for granting a variance in Subsection (A) are met;
  - the requirement for which a variance is requested prevents a reasonable, economic use of the entire property; and
  - the requirement for which a variance is requested prevents a reasonable, economic use of the entire property

We request that an access driveway and bridge over West Bouldin Creek be permitted within the Water Quality Transition Zone and for this variance to be granted.

If you have any questions or concerns, please feel free to contact us.

Sincerely,

Mark Zupan, PE  
Project Manager





## ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

### PROJECT DESCRIPTION

#### Applicant Contact Information

Name of Applicant	Mark Zupan, PE, Atwell
Street Address	3815 S Capitol of Texas Hwy, Suite 300,
City State ZIP Code	Austin, TX 78739
Work Phone	512-904-0505
E-Mail Address	<a href="mailto:mzupan@atwell-group.com">mzupan@atwell-group.com</a>

#### Variance Case Information

Case Name	1112 W Annie St
Case Number	SP-2020-0093DS
Address or Location	1112 W Annie St
Environmental Reviewer Name	Hank Marley
Environmental Resource Management Reviewer Name	John Clement
Applicable Ordinance	LDC 25-8-261
Watershed Name	West Bouldin Creek
Watershed Classification	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Water Supply Suburban <input type="checkbox"/> Water Supply Rural <input type="checkbox"/> Barton Springs Zone

Edwards Aquifer Recharge Zone	<input type="checkbox"/> Barton Springs Segment <input type="checkbox"/> Northern Edwards Segment <input checked="" type="checkbox"/> <b>Not in Edwards Aquifer Zones</b>
Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> <b>No</b>
Distance to Nearest Classified Waterway	On Site
Water and Waste Water service to be provided by	No water or wastewater service as part of this application.
Request	The variance request is as follows (Cite code references:

Impervious cover	Existing	Proposed
square footage:	<u>    0    </u>	<u>  1198  </u>
acreage:	<u>    0    </u>	<u>  0.0275  </u>
percentage:	<u>    0    </u>	<u>    4    </u>
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	Please see the attached Engineering and Drainage Report.	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	The proposed project doesn't comply with code section 25-8-261, 25-8-262 building in the critical water quality zone. See attached drawings.
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## **FINDINGS OF FACT**

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project:

Ordinance:

**A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:**

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

**Yes / No** If we can't build the driveway/bridge in the CWQZ and over the flood plain, my client cannot access their property.

2. The variance:
  - a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

**Yes / No** There is no other way to provide access to the site. This is the only access point to gain access to the back half of the lot.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

**Yes / No** Providing access is the only way the property can be used

- c) Does not create a significant probability of harmful environmental consequences.

**Yes** / No We are not affecting the floodplain because we are not building in it. We are not altering the channel seeing as we are bridging over it.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

**Yes** / No Since the lot is zoned SF-3 and it is less than 8,000 sf of impervious cover so water quality is not required.

- B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-422 (Water Quality Transition Zone), Section 25-8-452 (Water Quality Transition Zone), Article 7, Division 1 (Critical Water Quality Zone Restrictions), or Section 25-8-368 (Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long):

1. The criteria for granting a variance in Subsection (A) are met;

**Yes** / No The site qualifies for the variance and we have met all of the items in Subsection A

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;

**Yes** / No We can not access the site without the variance

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

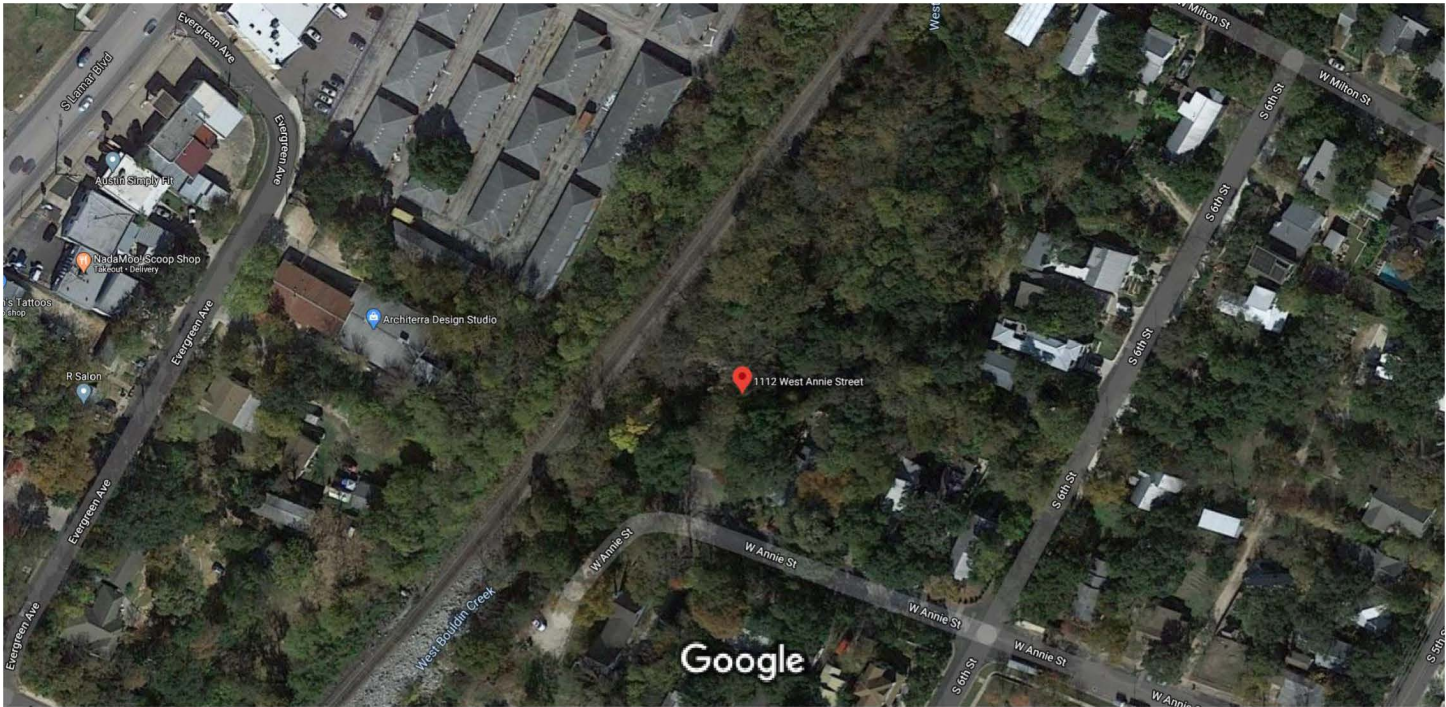
**Yes** / No Yes it allows us to provide access to the lot.

**\*\*Variance approval requires all above affirmative findings.**

## Exhibits for Commission Variance

- Aerial photos of the site
- Site photos
- Aerial photos of the vicinity
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways
- Topographic Map - A topographic map is recommended if a significant grade change on the subject site exists or if there is a significant difference in grade in relation to adjacent properties.
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations.
- Site plan showing existing conditions if development exists currently on the property
- Proposed Site Plan- full size electronic or at least legible 11x17 showing proposed development, include tree survey if required as part of site or subdivision plan
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc.
- An Environmental Resource Inventory pursuant to ECM 1.3.0 (**if required by 25-8-121**)
- Applicant's variance request letter

Google Maps 1112 W Annie St



Imagery ©2020 CAPCOG, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2020 50 ft



1112 W Annie St

Austin, TX 78704



Directions



Save



Nearby



Send to your  
phone



Share



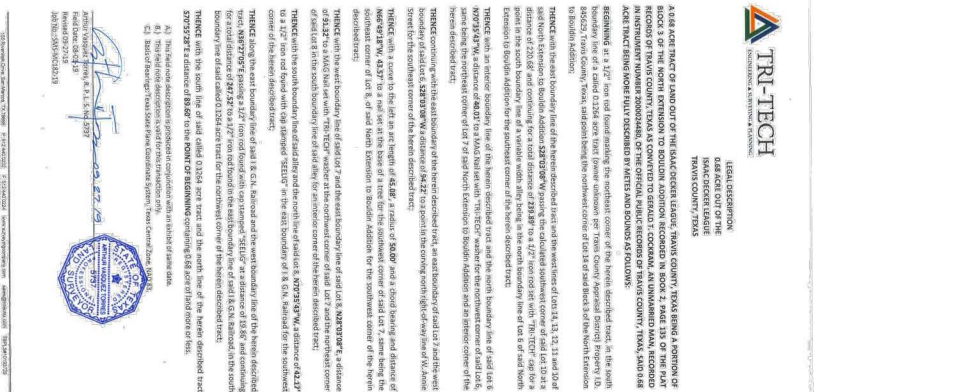
762P+3J Austin, Texas

Photos










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 **ATWELL**  
866.850.4200 [www.atwell-group.com](http://www.atwell-group.com)  
3815 S. CAPITAL OF TEXAS HIGHWAY, SUITE 300  
AUSTIN, TX 78704  
O: 512-904-0500 F: 512-904-0509  
TBB# No. 12242



## GENERAL CONSTRUCTION NOTES:

- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAIN WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- CONTRACTOR MUST OBTAIN ALL UTILITY EXCAVATION PERMITS, FOR EACH RIGHT-OF-WAY EXCAVATED, FROM THE CITY OF AUSTIN PUBLIC WORKS DEPARTMENT. CONSTRUCTION INSPECTION DIVISION #1785 PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL PROVIDE A ONE CALL CENTER CONTRACTOR NUMBER.
- CONTRACTOR SHALL NOTIFY THE CITY OF AUSTIN PUBLIC WORKS DEPARTMENT (874-1781) PRIOR TO THE INSTALLATION OF ANY FACILITY WITHIN A DRAINAGE BASIN OR STREET RIGHT-OF-WAY. THE METHOD OF PLACEMENT AND CONNECTION OF BACKFILL IN THE CITY RIGHT-OF-WAY MUST BE APPROVED PRIOR TO START OF THE BACKFILL OPERATION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
- DESIGN PROCEDURES ARE IN COMPLETE COMPLIANCE WITH THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL.
- A MINIMUM OF TWO BENCHMARKS PER SUBDIVISION TO INCLUDE DESCRIPTION, LOCATION, AND ELEVATION, SHALL BE PROVIDED. THE CITY OF AUSTIN STANDARDS WHEN POSSIBLE.
- PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONVEY A PRE-CONSTRUCTION CONFERENCE BETWEEN THE CITY OF AUSTIN CONSULTING ENGINEER, CONTRACTOR, COUNTY ENGINEER (IF APPROPRIATE), AND ANY OTHER AFFECTED PARTIES. NOTIFY TSD, CONSTRUCTION INSPECTION DIVISION, 874-1785, AND WATER & WASTEWATER UTILITY DEPARTMENT 872-0108, AT LEAST 48 HOURS PRIOR TO THE TIME OF THE CONFERENCE AND 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- THE CONTRACTOR SHALL GIVE THE CITY A MINIMUM OF 48 HOURS NOTICE BEFORE BEGINNING CONSTRUCTION, CALL CONSTRUCTION INSPECTION DIVISION (874-1785).
- BARRICADES, BUILT TO CITY OF AUSTIN STANDARD SPECIFICATIONS, SHALL BE CONSTRUCTED ON ALL DRAINAGE STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB SAFETY.
- IF BLASTING IS PLANNED BY THE CONTRACTOR, A BLASTING PERMIT MUST BE SECURED PRIOR TO COMMENCEMENT OF ANY BLASTING.
- ANY EXISTING PAVEMENT, CURBS, AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE BEFORE PROCEEDING TO THE SITE PLAN.
- CONTRACTOR SHALL CALL TEXAS 811 (811 1-800-345-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR RIGHT-OF-WAY.
- CAST BRIDGE SURVEY MARKERS SHALL BE PLACED IN CONCRETE IN PERMANENT ACCESSIBLE LOCATIONS AT THE TIME OF CONSTRUCTION. THE LOCATIONS OF THE MARKERS SHALL BE INDICATED ON THE CONSTRUCTION PLANS. A MINIMUM OF ONE MARKER SHALL BE PLACED FOR EACH 1/4 ACRES OF THE PROJECT. REFERENCE WILL BE PLACED ON THE MARKER BY TYPED AT THE TIME OF THE PRE-CONSTRUCTION CONFERENCE.
- INSIDE THE AUSTIN CITY LIMITS, SIDEWALKS SHALL BE COMPLETED PRIOR TO ACCEPTANCE OF ANY TYPE I OR TYPE II DRIVEWAY APPROACHES AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY. WHEN OUTSIDE THE AUSTIN CITY LIMITS, ARRANGEMENTS MAY BE MADE TO INSURE CONSTRUCTION OF THE SIDEWALKS. IN EITHER CASE, SIDEWALKS ADJACENT TO COMMON MAJOR, PARKWAY, OR OTHER LOCATIONS ON WHICH NO BUILDING CONSTRUCTION WILL TAKE PLACE, MUST BE COMPLETED PRIOR TO FINAL ACCEPTANCE OF THE SITE PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING OR RELOCATING ALL EXISTING UTILITIES AS REQUIRED.
- NO DRIVEWAY OR STREET SHALL BE CLOSED OVERNIGHT.
- ALL VEGETATION OUTSIDE LIMITS OF CONSTRUCTION TO REMAIN.
- CONTRACTOR TO OBTAIN BARRICADE PERMIT PRIOR TO BEGINNING ANY PORTION OF ROADWAY.
- NO MORE THAN 2.00% OF CONSTRUCTION JOBS SHALL BE OPEN AT ANY TIME WITH CLEAN UP AND RESTORATION WORK OCCURRING BEFORE PROCEEDING TO THE NEXT SECTION. THE CONTRACTOR IS REQUIRED TO RESTORE ALL DISTURBED AREAS AS THE WORKS PROGRESS.
- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAIN WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- PRIOR TO ANY DIRECTIONAL DRILLING OR BORING, CONTRACTOR MUST CONTACT THE CITY OF AUSTIN PUBLIC WORKS DEPARTMENT - CONSTRUCTION INSPECTION DIVISION (874-1781) TO SCHEDULE A MANDATORY PRE-BORE INSPECTION.
- CONTRACTOR SHALL NOTIFY THE CITY OF AUSTIN, SITE & SUBDIVISION DIVISION TO SUBMIT REQUIRED DOCUMENTATION, ANY CONSTRUCTION INSPECTION FEES, AND TO SCHEDULE THE REQUIRED SITE AND SUBDIVISION PRE-CONSTRUCTION MEETING. THIS MEETING MUST BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE R.O.W. OR PUBLIC EASEMENTS. PLEASE VISIT <http://austintexas.gov/development> FOR A LIST OF SUBMITTAL REQUIREMENTS, INFORMATION CONCERNING FEES, AND CONTACT INFORMATION.
- FOR SLOPES OR TRENCHES GREATER THAN FIVE FEET IN DEPTH, A NOTE MUST BE ADDED STATING: "ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION" (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE, INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 615 EAST 4TH STREET, AUSTIN, TEXAS.)
- ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
- UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO THE FOLLOWING, THE ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE, FILTRATION AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.

- RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE DEVELOPMENT SERVICES DEPARTMENT (INSIDE THE CITY LIMITS), OR  
□ INSTALLATION OF AN ELECTRIC OR WATER METER (IN THE FIVE-ALL ETC.)

DEVELOPER INFORMATION

OWNER PHONE #

OWNER ADDRESS

OWNERS REP. RESPONSIBLE FOR PLAN ALTERATIONS PHONE #

PERSON OR FIRM RESPONSIBLE FOR PERSON/ENVIRONMENTAL CONTROL, MAINTENANCE PHONE #

PERSON OR FIRM RESPONSIBLE FOR PERSON/UTILITY AREA PROTECTION MAINTENANCE PHONE #

## ORDINANCE REQUIREMENTS

- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE A SITE PLAN AMENDMENT AND APPROVAL FROM THE DESIGN ENGINEER AND THE CITY OF AUSTIN.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE APPROVAL, FIRE CODE APPROVAL, OR BUILDING, DEMOLITION, OR RELOCATION PERMITS APPROVAL. CITY DESIGN OR RELOCATION PERMITS CAN ONLY BE ISSUED ONCE THE HISTORIC REVIEW PROCESS IS COMPLETED.
- ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER IS RESPONSIBLE FOR ALL COSTS OF RELOCATION OF, OR DAMAGE TO, UTILITIES.
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- A SITE DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR LAND USE COMMISSION APPROVED SITE PLANS.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN - OR IDENTIFY THE SERVICE PROVIDER IF OTHER THAN THE CITY OF AUSTIN.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A R.O.W. EXCAVATION PERMIT IS REQUIRED.

## AUSTIN ENERGY STANDARD NOTES

- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-A, SUBCHAPTER C OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH THE NECESSARY INFORMATION TO CONDUCT THE INSPECTION AND Ongoing MAINTENANCE OF OVERHEAD AND UNDERGROUND LINES AND FACILITIES. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE RESPONSIBLE TO CALL AUSTIN ENERGY TO COMPLY WITH CHAPTER 25-A OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN THE EASEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE CONTRACTOR SHALL INCLUDE ALL EROSION AND SEDIMENTATION CONTROLS WITHIN THE LIMITS OF THE PROJECT.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES AS REQUIRED BY THE NATIONAL ELECTRICAL SAFETY CODE (NEC) AND THE HEALTH AND ADMINISTRATION (OSHA) REGULATIONS. CITY OF AUSTIN RULES AND ORDINANCES SHALL APPLY TO ALL WORKS. THE CONTRACTOR SHALL MAINTAIN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

## APPENDIX P-4 - STANDARD SEQUENCE OF CONSTRUCTION

- TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSTALLED AS INDICATED ON THE PREPARED SITE PLAN OR EROSION AND SEDIMENTATION CONTROL PLAN (ESD) AND IN ACCORDANCE WITH THE EROSION AND SEDIMENTATION CONTROL PLAN (ESD) AND IN ACCORDANCE WITH THE EROSION AND SEDIMENTATION CONTROL PLAN (ESD) AND IN ACCORDANCE WITH THE EROSION AND SEDIMENTATION CONTROL PLAN (ESD).
- THE ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR MUST CONTACT THE DEVELOPMENT SERVICES DEPARTMENT, ENVIRONMENTAL INSPECTION AT 512-674-2274, 72 HOURS PRIOR TO THE SCHEDULED DATE OF THE REQUIRED ON-SITE PRE-CONSTRUCTION MEETING.
- THE ENVIRONMENTAL PROJECT MANAGER, AND/OR SITE SUPERVISOR, AND/OR DESIGNATED RESPONSIBLE PARTY, AND THE GENERAL CONTRACTOR WILL FOLLOW THE EROSION AND SEDIMENTATION CONTROL PLAN (ESD) AND THE EROSION AND SEDIMENTATION CONTROL PLAN (ESD) AND THE EROSION AND SEDIMENTATION CONTROL PLAN (ESD) AND THE EROSION AND SEDIMENTATION CONTROL PLAN (ESD).
- ROUNDER GRADE, THE PONDING AT 10% PROPOSED CAPACITY, EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF EMBANKMENT OR EROSION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM MUST CONSIST OF A SUMP PIT OUTLET AND AN EMERGENCY SPILLWAY MEETING THE REQUIREMENTS OF THE DRAINAGE CRITERIA MANUAL AND/OR THE ENVIRONMENTAL CRITERIA MANUAL, AS REQUIRED. THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL INSTALLATION OF THE PERMANENT WATER QUALITY POND(S).
- TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROL PLAN (ESD) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE.
- BEGIN SITE CLEARING/CONSTRUCTION OR DEMOLITION ACTIVITIES.
- IN THE BARTON SPRINGS ZONE, THE ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR WILL SCHEDULE A PRE-CONSTRUCTION CONFERENCE TO COORDINATE CHANGES IN THE CONSTRUCTION SCHEDULE AND EVALUATE EFFECTIVENESS OF THE EROSION CONTROL PLAN AFTER POSSIBLE CONSTRUCTION ALTERATIONS TO THE SITE. PARTICIPANTS SHALL INCLUDE THE CITY INSPECTOR, PROJECT ENGINEER, GENERAL CONTRACTOR AND ENVIRONMENTAL PROJECT MANAGER OR SITE SUPERVISOR. THE ANTICIPATED COMPLETION DATE AND FINAL CONSTRUCTION SEQUENCE AND INSPECTION SCHEDULE WILL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR.
- PERMANENT WATER QUALITY POND(S) WILL BE CLEANED OUT AND FILTER MEDIA WILL BE INSTALLED PRIOR TO SUBMITTING WITH REVISIONS OF SITE.
- COMPLETE CONSTRUCTION AND START REVEGETATION OF THE SITE AND INSTALLATION OF LANDSCAPING.
- UPON COMPLETION OF THE SITE CONSTRUCTION AND REVEGETATION OF A PROJECT SITE, THE DESIGN ENGINEER SHALL SUBMIT AN ENGINEER'S LETTER OF CONCURRENCE BEARING THE ENGINEER'S SEAL, SIGNATURE, AND DATE TO THE DEVELOPMENT SERVICES DEPARTMENT INDICATING THAT CONSTRUCTION, INCLUDING REVEGETATION, IS COMPLETE AND IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLANS. AFTER RECEIVING THIS LETTER, A FINAL INSPECTION WILL BE SCHEDULED BY THE APPROPRIATE CITY INSPECTOR.
- AFTER A FINAL INSPECTION HAS BEEN CONDUCTED BY THE CITY INSPECTOR AND WITH APPROVAL FROM THE CITY INSPECTOR, REMOVE THE TEMPORARY EROSION AND SEDIMENTATION CONTROLS AND COMPLETE ANY NECESSARY FINAL REVEGETATION RESULTING FROM REMOVAL OF THE CONTROLS. CONDUCT ANY MAINTENANCE AND RE-VEGETATION OF THE WATER QUALITY POND(S) OR CONTROLS.

## AMERICANS WITH DISABILITIES ACT:

THE CITY OF AUSTIN HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.

## FIRE DEPARTMENT:

- THE AUSTIN FIRE DEPARTMENT REQUIRES ASPHALT OR CONCRETE PAVEMENT PRIOR TO CONSTRUCTION AS AN "ALL-WEATHER DRIVING SURFACE".
- ALL PERVIOUS/DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED FOR 8000 LB. AND VEHICLE LOADS. ALL PERVIOUS/DECORATIVE PAVING WITHIN 100 FEET OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
- FIRE LANES DESIGNATED ON THE SITE PLAN SHALL BE REGISTERED WITH CITY OF AUSTIN FIRE MARSHAL'S OFFICE AND INSPECTED FOR FINAL APPROVAL FOR PUBLIC SAFETY.
- VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 14 FEET FOR FULL WIDTH OF ACCESS DRIVE.

## RIGHT-OF-WAY MANAGEMENT:

- FOR RIGHT OF WAY VIOLATIONS INCLUDING BUT NOT LIMITED TO WORKING WITHOUT A PERMIT OR AN EXPIRED PERMIT WITHIN THE CITY OF AUSTIN ROW AN INVESTIGATION FEE WILL BE ASSESSED FOR EACH OFFENSE UNTIL THE VIOLATION IS CORRECTED. FOLLOWING IS THE INVESTIGATION FEE SCHEDULE FOR VIOLATIONS OF PUBLIC SAFETY:
  - NO OR EXPIRED PERMIT = EQUAL TO THE COST OF THE PERMIT
  - VIOLATION OF PERMIT CONDITIONS, RESTRICTION LIMITS, TIMES AND LOCATIONS ON ROW PERMIT = \$250
  - IMPROPER ADVANCE WARNING SIGN = \$250
  - IMPROPER USE OF DEVICE = \$250
  - FAILURE TO CORRECT DEFICIENCY = \$250
  - RESTRICTING TRAFFIC DURING PEAK HOURS = EQUAL TO THE COST OF THE PERMIT
- CONTRACTORS AND THEIR SUBCONTRACTORS MUST BE LICENSED BY THE CITY OF AUSTIN FOR CONDUCTING WORK WITHIN THE RIGHT OF WAY:
  - NO OR EXPIRED PERMIT = EQUAL TO THE COST OF THE PERMIT
  - VIOLATION OF PERMIT CONDITIONS, RESTRICTION LIMITS, TIMES AND LOCATIONS ON ROW PERMIT = \$250
  - IMPROPER ADVANCE WARNING SIGN = \$250
  - IMPROPER USE OF DEVICE = \$250
  - FAILURE TO CORRECT DEFICIENCY = \$250
  - RESTRICTING TRAFFIC DURING PEAK HOURS = EQUAL TO THE COST OF THE PERMIT
- CONTRACTOR MUST OBTAIN RIGHT OF WAY EXCAVATION PERMITS FROM RIGHT OF WAY MANAGEMENT DIVISION, FOR EACH STREET PRIOR TO COMMENCEMENT OF WORK. PLEASE CALL (512) 974-1100 FOR CALLER INFORMATION REGARDING PERMITTING PROCESS AND THE MOST CURRENT RIGHT OF WAY PERMITTING FEE SCHEDULE.
- FOR WORK AT SIGNALIZED INTERSECTIONS CONTRACTOR MUST DIAL 311 OR (512) 974-2000 TO INITIATE A CITIZENS SERVICE REQUEST (CSR) FOR THE TRAFFIC SIGNALS GROUP TO COORDINATE AND GAIN APPROVAL A MINIMUM OF 1 WEEK PRIOR TO CHANGE OF PROJECT LOCATION OR PHASE.
- CONTRACTOR SHALL HAVE AN APPROVED RIGHT OF WAY PERMIT ON SITE AT ALL TIMES DURING WORKING HOURS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RIGHT OF WAY INSPECTOR PRIOR TO START OF WORK.
- CONTRACTOR MUST PROVIDE TRAINING CERTIFICATION OF COMPETENT PERSON THAT WILL BE RESPONSIBLE FOR THE TRAFFIC CONTROL PLACEMENT TO RIGHT OF WAY INSPECTOR PRIOR TO START OF WORK.
- STORAGE OF EQUIPMENT AND/OR MATERIAL WITHIN THE ROW:
  - STORAGE OF EQUIPMENT IN THE ROW IS PERMISSIBLE ONLY WITHIN THE CURRENT LIMITS OF LONG-TERM OR INTERMEDIATE-TIME CLOSURES AND SHALL BE LIMITED TO THE EQUIPMENT REQUIRED FOR THE CURRENT WORK ACTIVITY. THIS EQUIPMENT SHALL BE PROTECTED BEHIND BARRICADES.
  - STORAGE OF MATERIAL IN THE ROW IS PERMISSIBLE ONLY WITHIN THE CURRENT LIMITS OF LONG-TERM OR INTERMEDIATE-TIME CLOSURES AND SHALL BE LIMITED TO NO MORE THAN THE MATERIAL REQUIRED FOR THREE DAYS OF PROTECTION. THIS MATERIAL SHALL BE PROTECTED BEHIND WATER-FILLED BARRIER.
  - EQUIPMENT OR MATERIAL STORED IN THE ROW SHALL NOT CREATE A VISUAL BARRIER TO TRAFFIC.
- NO MORE THAN ONE WORK ZONE LOCATION MAY BE SET AT ONE TIME.
- PEAK HOURS FOR ARTERIAL AND COLLECTOR STREETS ARE 8AM TO 5PM AND 4PM TO 6PM MONDAY THROUGH FRIDAY. NO DISRUPTION OR REDUCTION OF ACTIVE ROADWAY OR FUTURE TRAVEL ROUTES SHALL OCCUR DURING THESE TIMES UNLESS ALLOWED BY TRAFFIC CONTROL PLAN.
- EXCAVATIONS SHALL BE BACKFILLED OR PLATED WHEN REQUIRED TO OPEN IMPACTED TRAFFIC. LANES FOR EXCAVATIONS EXCEEDING A TRANSVERSE WIDTH OF 8 FEET THE CONTRACTOR SHALL PROVIDE AN ENGINEERED PLATING PLAN TO THE OWNER'S REPRESENTATIVE FOR REVIEW BY RIGHT OF WAY MANAGEMENT DIVISION.
- EXISTING SIDEWALKS AND BEATEN PATHS SHALL BE MAINTAINED AS ACD COMPLIANT THROUGHOUT THE PROJECT DURATION WITH THE EXCEPTION OF FINAL PLATING AND UTILITY TIE-INS. ANY WORK OVERHEAD WITHIN 25 FEET OF EXISTING SIDEWALKS OR PATHWAYS WILL REQUIRE REDEMPTION CLOSURES OF SIDEWALKS. SIDEWALK CLOSURES FOR MAJOR SIDEWALK IMPROVEMENTS HAVE A 14-DAY MAXIMUM PERIOD AND SHALL BE COMPLETED IN PHASES AS TO NOT CLOSE MORE THAN ONE BLOCK AT A TIME.
- ROAD WORK AHEAD AND CONSTRUCTION ENTRANCE AHEAD SIGNS MUST BE PLACED AT ALL APPROACHES TO STABILIZED CONSTRUCTION ENTRANCE. SEE THE CITY OF AUSTIN STANDARD DETAILS FOR SIGN SPACING.
- DRIVEWAYS SHALL NOT BE CLOSED FOR MORE THAN 3 CONSECUTIVE CALENDAR DAYS.
- ACD COMPLIANCE SHALL BE MAINTAINED THROUGHOUT STABILIZED CONSTRUCTION ENTRANCE.
- BARRIERS SHALL BE PLACED WITHIN GUIDELINES SET FORTH BY THE TRAFFIC CRASH TESTING REQUIREMENTS INCHRP REPORT 360 FOR THAT PARTICULAR BARRIER USED. ANY MODIFICATIONS TO THAT TESTING APPLICATION SHALL BE APPROVED BY THE ENGINEER OF RECORD.
- FOR OVERNIGHT PROTECTION OF WORK ZONES WITHIN THE ROW, REFER TO CITY OF AUSTIN STANDARD 444-S SERIES DETAILS.
- ALL TEMPORARY PAVING SHALL CONFORM TO CITY OF AUSTIN STANDARD DETAIL 1105A-1.
- INITIAL AND PHASE CHANGE TRAFFIC CONTROL CHANGES SHALL BE INSTALLED ON THE WEEKENDS.
- THE NAME AND TELEPHONE NUMBER OF THE CONTRACTOR OR SUPPLIER SHALL BE SHOWN ON THE NON-REFLECTIVE SURFACE OF ALL CHANNEL DRAINAGE DEVICES IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD 800 SERIES DETAILS.

## Development Services Department Land Status Determination Legal Tract Platting Exception Certification

December 22, 2016

File Number: CSI-2016-0307

Address: 1112 W ANNIE ST

Tax Parcel I.D. #0400041010 & 0400041013

Tax Map Date: 09/08/2016

The Development Services Department has determined that the property described below and as shown on the attached tax map:

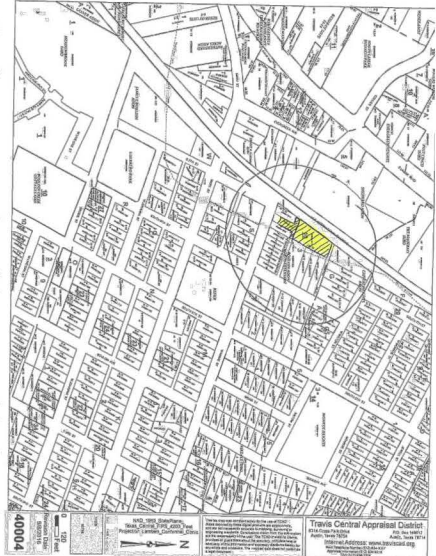
Is a LEGAL TRACT consisting of Tract I: all of that certain tract or parcel of land out of the Isaac Decker League in the City of Austin, Travis County, Texas, Being a portion of Lot 7, Block 3, North Extension to Bouldin Addition, a Subdivision in the City of Austin, Travis County, Texas, as recorded in Plat Book 2, Page 135 of the Plat records of Travis County, Texas. Tract II: All of that certain tract or parcel of land out of the Isaac Decker League in the City of Austin, Travis County, Texas, being a portion of that certain unplatted portion of Block 3, North Extension to Bouldin Addition. Tract III: Being Two (2) tracts of land, each of the said Two (2) tracts of land being out of and a part of that certain alley that traverses Block 3, North Extension to Bouldin Addition. The tract of land hereinafter described as number One containing 381 square feet of land and the tract of land hereinafter described as number Two containing 399 square feet of land; each of the said Two (2) tracts of land vacated being out of that certain alley that traverses said Block 3. Tract IV: Being 1,591 square feet of land, same being out of and a part of that certain alley that traverses Block 3, North Extension to Bouldin Addition (Vacated), created prior to Mar 14, 1946 (Grandfather Date) as evidenced by deed recorded in Volume 2, Page 135 of the Travis County Deed Records on Jan 20, 1900 being the same property as currently described in deed recorded in Document #2000024480 of the Travis County Deed Records on Feb 18, 2000 and is eligible to receive utility service.

Additional Notes/Conditions: Tract I: Lot 7, Original Plat Volume 2, Page 135 dated 1/20/1900 - Street Deed (ROW taking) Volume 3720, Page 1179 dated 8/19/1969. Tract II: Volume 407, Page 227 dated 10/03/1927. Tract III & IV: Vacated Alley, Volume 10462, Page 645 dated 10/22/1987 and Volume 10677, Page 245 dated 05/09/1988.

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivision and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: *Michelle Casillas*  
Michelle Casillas, Representative of the Director,  
Development Services Department

Map Attachment



Know what's below.  
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THE INFORMATION ON THIS PAGE IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT A SUBSTITUTE FOR THE CITY OF AUSTIN'S STANDARD SPECIFICATIONS. THE CITY OF AUSTIN'S STANDARD SPECIFICATIONS ARE AVAILABLE FOR PURCHASE FROM THE CITY OF AUSTIN. THE CITY OF AUSTIN'S STANDARD SPECIFICATIONS ARE AVAILABLE FOR PURCHASE FROM THE CITY OF AUSTIN.

NOTICE: CONSTRUCTION OF THIS SITE IS THE SOLE RESPONSIBILITY OF THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AUSTIN. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AUSTIN.

CONTRACTOR'S FAILURE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AUSTIN SHALL BE AT THE CONTRACTOR'S RISK AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

ATWELL  
3815 S. CAPITAL OF TEXAS HIGHWAY, SUITE 300  
AUSTIN, TX 78704  
O 512-221-1111  
F 512-221-1112

ATWELL  
3815 S. CAPITAL OF TEXAS HIGHWAY, SUITE 300  
AUSTIN, TX 78704  
O 512-221-1111  
F 512-221-1112

1112 W. ANNIE STREET  
AUSTIN, TX 78704

URBAN ATX

CLIENT

DATE

July 10, 2020

SCALE

1" = 10'

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TREE TABLE	
Tree Tag #	Description
847	21 & 24" PEGAN (TWIN)
849	13" PEGAN
121	18" PEGAN
111	20" PEGAN
108	21" LIVE OAK (TWIN)
107	9" & 28" PEGAN (TWIN)
008	10" HOGBERRY
102	10" HOGBERRY
101	15" PEGAN
100	10" PEGAN
025	10" HOGBERRY
022	10" HOGBERRY
019	20" PEGAN
018	11" PEGAN
014	10" PEGAN
012	20" PEGAN
011	12 & 22" PEGAN (TWIN)
010	11" PEGAN
009	9" PEGAN
008	11" ELM
007	18" PEGAN
006	18" PEGAN
005	28" PEGAN (TWIN)
004	14" PEGAN
003	11" PEGAN
002	20" PEGAN
001	19" LIVE OAK

TBM: 1	WAG NAIL ELEV. = 509.38
TBM: 2	60D NAIL ELEV. = 507.05
TBM: 3	60D NAIL ELEV. = 493.42
TBM: 4	60D NAIL ELEV. = 507.02
TBM: 6	60D NAIL ELEV. = 507.33

## NOTES

1. ONSITE TOPOGRAPHY IS FROM ALLSTAR SURVEYING DATED 7/12/2018.  
2. OFFSITE TOPOGRAPHY IS FROM 2012 CDA GIS COORDINATES.

## LEGEND

- 

## CITY APPROVAL \_\_\_\_\_

## SITE PLAN RELEASE

FILE NUMBER: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_  
CASE MANAGER: \_\_\_\_\_ APPLICATION DATE: \_\_\_\_\_  
APPROVED ADMINISTRATIVELY ON: \_\_\_\_\_  
APPROVED BY PLANNING COMMISSION ON: \_\_\_\_\_  
APPROVED BY CITY COUNCIL ON: \_\_\_\_\_

Under Section 112 of Chapter 25-5 Of The Austin City Code

[illegible]

Director, Department of Planning and Development

DATE OF RELEASE: \_\_\_\_\_ zoning: \_\_\_\_\_

Bay 1                      Correction 1

Rev 1	Correction 1
Rev 2	Correction 2
Rev 3	Correction 3

Director, Department of Planning and Development

DATE OF RELEASE: \_\_\_\_\_ zoning: \_\_\_\_\_

Bay 1                      Correction 1

Rev 1	Correction 1
Rev 2	Correction 2
Rev 3	Correction 3

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T:\PRIVATE\URBAN\ATX\112 ANNIE\DESIGN\SH-T CONSTRUCTION\ANNIE ESC.DWG 10/15/2020 8:19 AM CARLOS MARTINEZ

Total Appendix F tree inches surveyed;	463
Total Appendix F tree inches removed	11
Total Non-Appendix F and Invasive removed;	0
Total mitigation inches planted on site;	0
Total dead inches removed;	0
Total non-mitigation inches planted on site	0

Surveyed:	
Total Appendix F tree inches surveyed;	463
Heritage T trees inches surveyed;	50
Non-Appendix F tree inches surveyed;	0
Invasive tree inches surveyed;	0

Removed:	
Total Appendix F tree inches removed;	11
Total Non-Appendix F removed;	0
Total Invasive tree inches removed;	0
Heritage T tree inches removed;	0

Mitigation:	
Total mitigation replacement inches planted;	0
Total replacement inches planted on site (private trees);	0
Total non-mitigation inches planted on site;	0

THE ESC SHEET AND RESTORATION PLAN MUST BE USED IN CONJUNCTION FOR THE INSTALLATION OF THE TEMPORARY ROCK BERMS AND THE CONSTRUCTION OF THE PERMANENT BRIDGE.

## NOTES

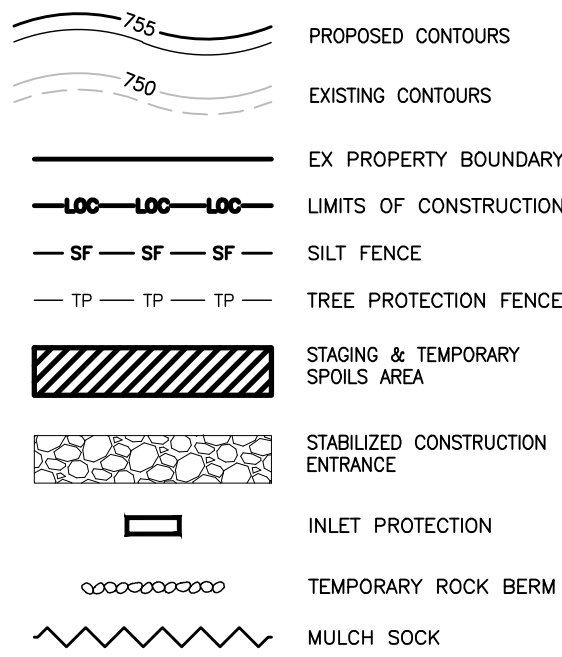
- LIMITS OF CONSTRUCTION: 0.146 AC
- THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROL ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.
- THE CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES DURING ALL SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING CONSISTENT WITH ECM 1.4.3(D) OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
- SILT FENCE TYPE AND INSTALLATION SHALL COMPLY WITH ECM 1.4.2(G).
- THE CONTRACTOR SHALL SUBMIT A DE-WATERING PLAN WHICH MAY INCLUDE A TEMPORARY DIVERSION CHANNEL, DIVERSION PIPE, PUMPS, COFFER DAM, OR OTHER APPROVED METHODS AND SHALL OBTAIN DE-WATERING PLAN APPROVAL PRIOR TO CONSTRUCTION. SANDBAGS, EARTHEN DIKES OR OTHER ERODIBLE MATERIALS ARE NOT ACCEPTABLE. THE CONTRACTOR SHALL MAINTAIN DE-WATERING SYSTEM AS NECESSARY TO ENSURE PROPER PERFORMANCE. IF THE DE-WATERING SYSTEM IS NOT PERFORMING, THE CONTRACTOR MUST FOLLOW THE ENVIRONMENTAL INSPECTOR'S DIRECTIONS TO ENSURE ADEQUATE SYSTEM PERFORMANCE.
- ALL REVEGETATION SHALL CONFORM TO CITY OF AUSTIN SPECIFICATIONS.
- CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, SECTION 3.5.4 TREE AND NATURAL PRESERVATION:
  - PRIOR TO EXCAVATION WITHIN TREE DRIPLINES OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.
  - IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH FOUR (4) INCHES OF ORGANIC MULCH OR GRAVEL TO MINIMIZE SOIL COMPACTION.
  - PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
  - WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
  - WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
- IF NO CONSTRUCTION IS SCHEDULED IN A DISTURBED AREA FOR MORE THAN 14 DAYS, THE DISTURBED AREA MUST BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING.
- ALL CURB INLETS SHALL HAVE TYPE II INLET PROTECTION WHICH SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF ALL CONSTRUCTION AND REVEGETATION ACTIVITIES.
- A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
- "SPECIAL CONSTRUCTION TECHNIQUES ECM 3.5.4(D) PRIOR TO EXCAVATION WITHIN TREE DRIPLINES OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE. CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH A MINIMUM OF 12 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. IN AREAS WITH HIGH SOIL PLASTICITY, GEOTEXTILE FABRIC, PER STANDARD SPECIFICATION 620S, SHOULD BE PLACED UNDER THE MULCH TO PREVENT EXCESSIVE MIXING OF THE SOIL AND MULCH. ADDITIONALLY, MATERIAL SUCH AS PLYWOOD AND METAL SHEETS, COULD BE REQUIRED BY THE CITY ARBORIST TO MINIMIZE ROOT IMPACTS FROM HEAVY EQUIPMENT. ONCE THE PROJECT IS COMPLETED, ALL MATERIALS SHOULD BE REMOVED, AND THE MULCH SHOULD BE REDUCED TO A DEPTH OF 3 INCHES.

PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.

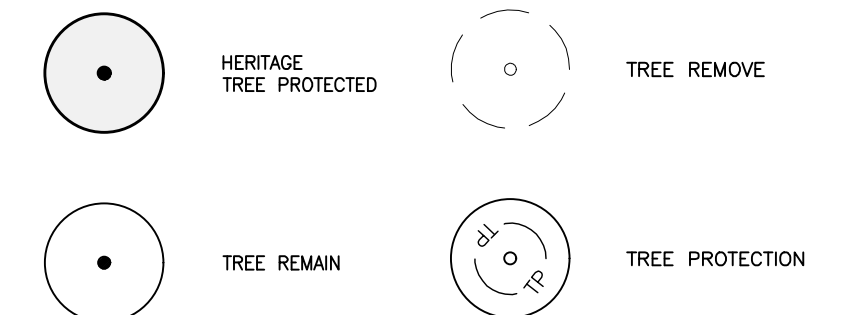
WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.

WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL."

## LEGEND



## TREE LEGEND



## CITY APPROVAL

<b>SITE PLAN RELEASE 5</b> Sheet Of 13	
FILE NUMBER:	EXPIRATION DATE:
CASE MANAGER:	APPLICATION DATE:
APPROVED ADMINISTRATIVELY ON: _____	
APPROVED BY PLANNING COMMISSION ON: _____	
APPROVED BY CITY COUNCIL ON: _____	
Under Section 112 of Chapter 25-5 Of The Austin City Code	
Director, Department of Planning and Development	
DATE OF RELEASE:	Zoning:
Rev 1	Correction 1
Rev 2	Correction 2
Rev 3	Correction 3

10/15/2020

**811**

Know what's Below.  
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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHETHER THE OWNER OR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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AUSTIN, TX 78704  
O: 512-904-0505 / F: 512-904-0509  
TBPE No. 12242

1112 W. ANNIE STREET  
AUSTIN, TX 78704

URBAN ATX  
CLIENT  
DATE  
October 15, 2020

REVISIONS

SCALE 0

DR. CJM CH. AA  
P.M. MZ  
BOOK --  
JOB 19002268  
SHEET NO  
**5 OF 13**

CAD FILE: ANNIE-ESC.DWG

1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROL, TREENATURAL AREA PROTECTIVE FENCING, AND CONDUCT TREE-CONSTRUCT TREE FERTILIZATION (IF APPLICABLE) PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).

- [illegible]

## APPENDIX P-2: TREE AND NATURAL AREA

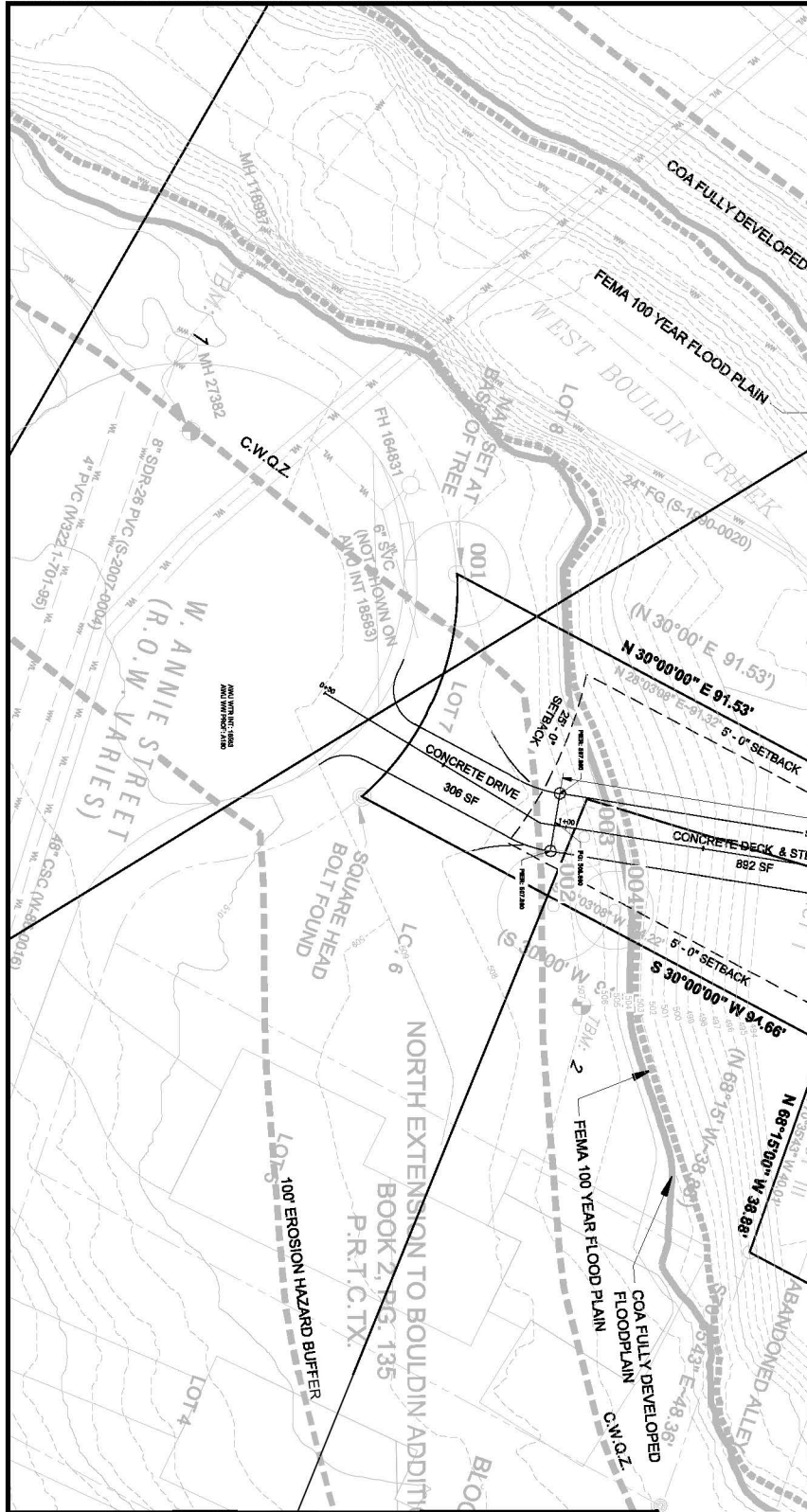
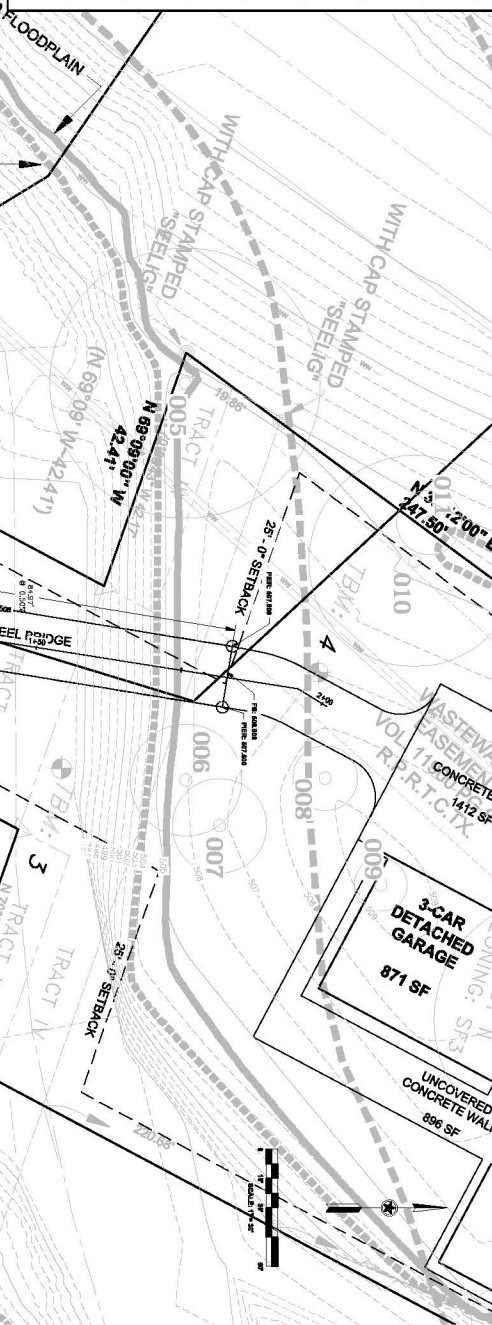
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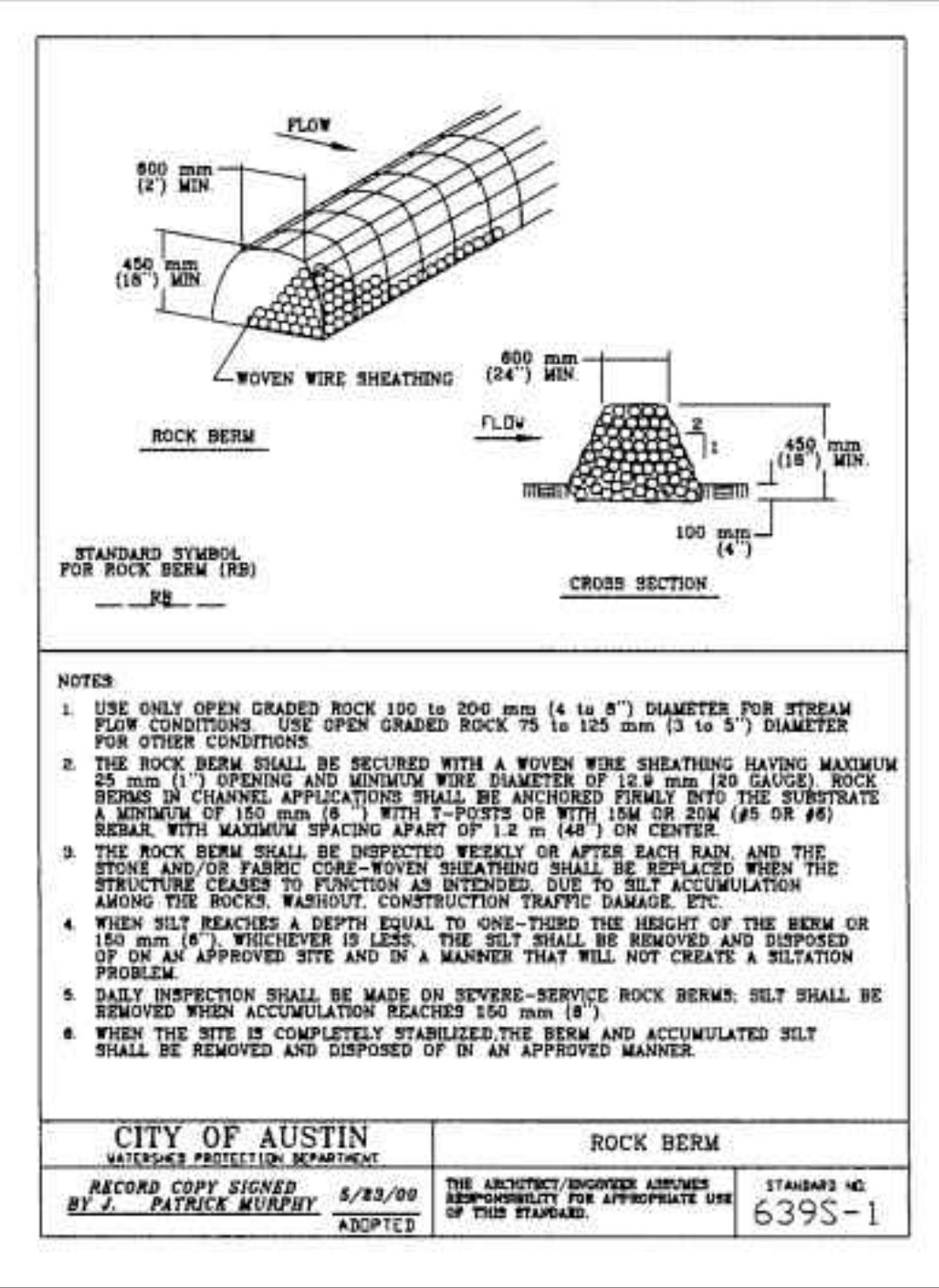
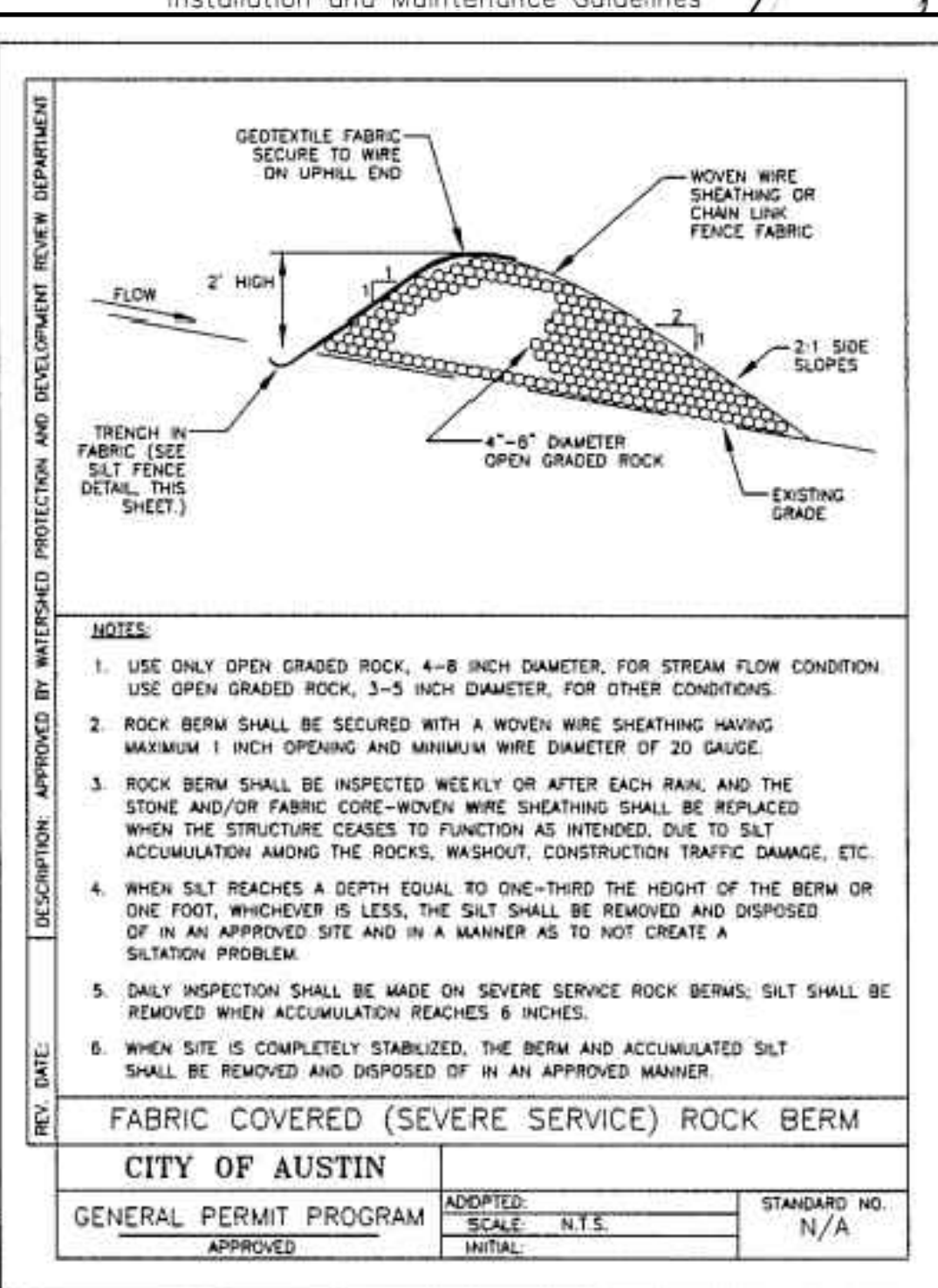
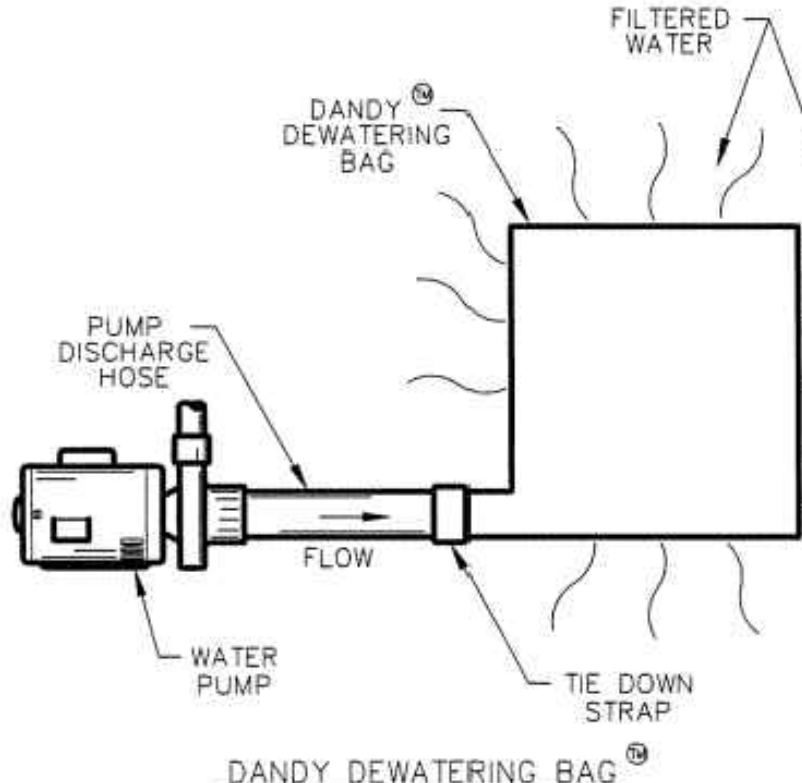
DATE July 15, 2008  DOW, CAM C.T., AA 8 OF 10	CLIENT URBAN ATX  GRADING PLAN
	AREA PERMITS  



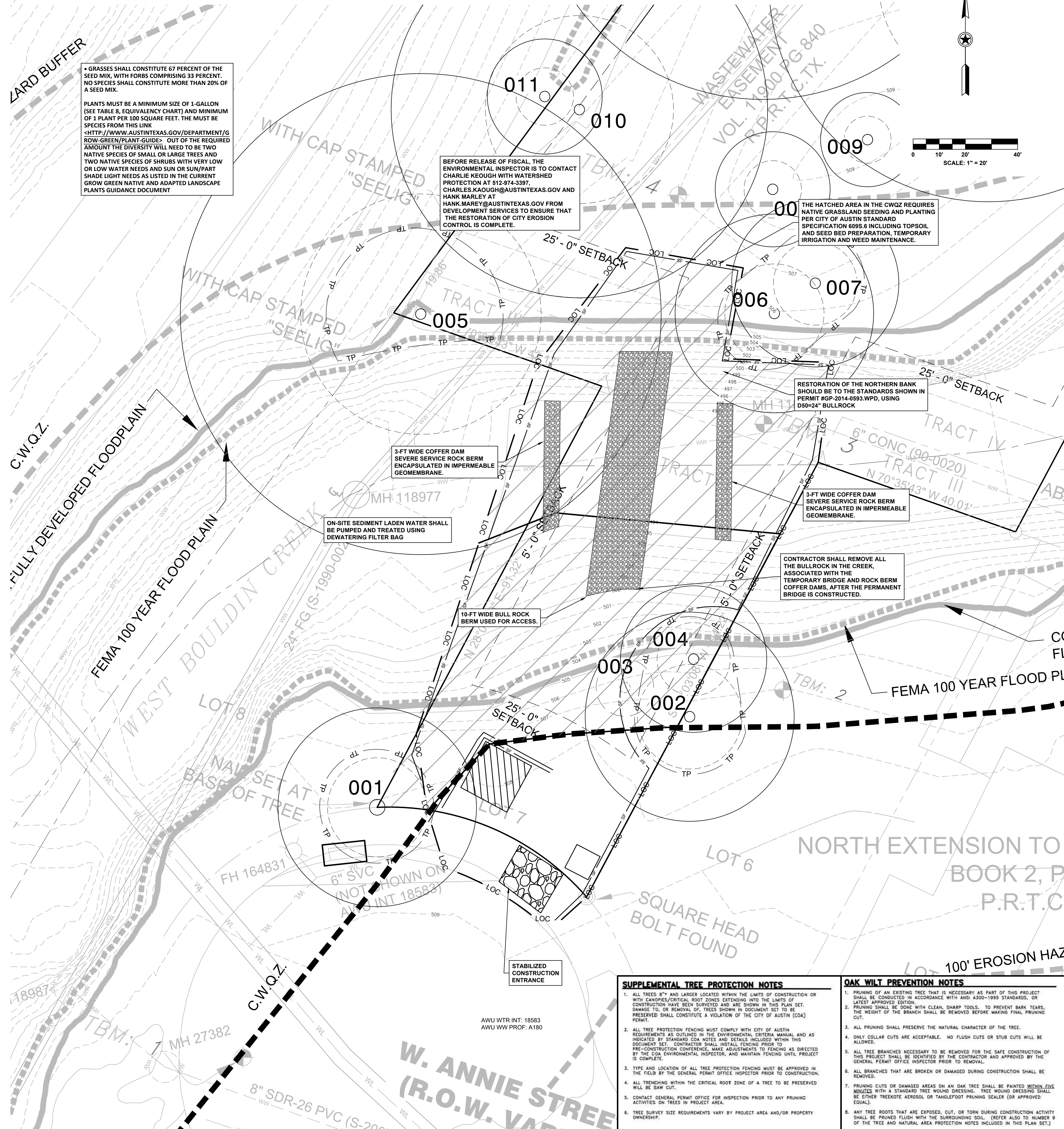


Installation: Place lifting straps (not included) under the unit to facilitate removal after use. Unfold Dandy Dewatering Bag® on a stabilized area over dense vegetation, straw, or gravel (if an increased drainage surface is needed). Insert discharge hose from pump into Dandy Dewatering Bag® a minimum of six inches (6") and tightly secure with the attached strap to prevent water from flowing out of the unit without being filtered. If using optional absorbents, place absorbent boom into the Dandy Dewatering Bag®. Clip absorbent boom to tether provided inside the unit.

Maintenance: Replace the unit when 1/2 full of sediment or when sediment has reduced the flow rate of the pump discharge to an impractical rate. If using optional oil absorbents; remove and replace absorbent when near saturation.

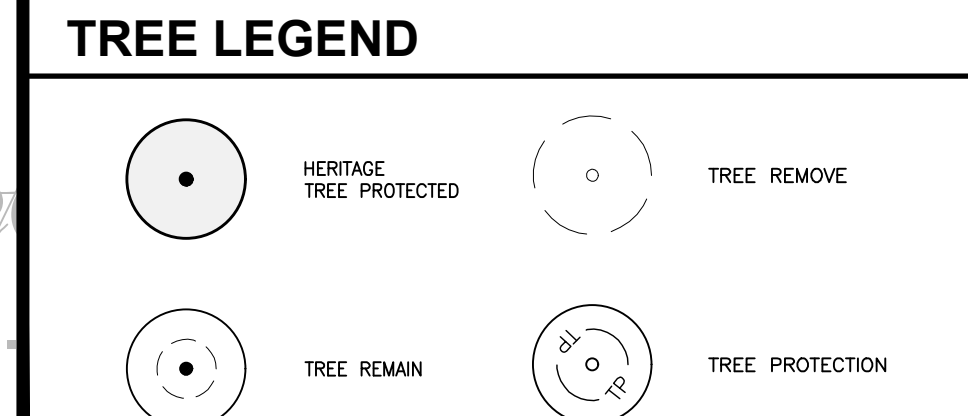
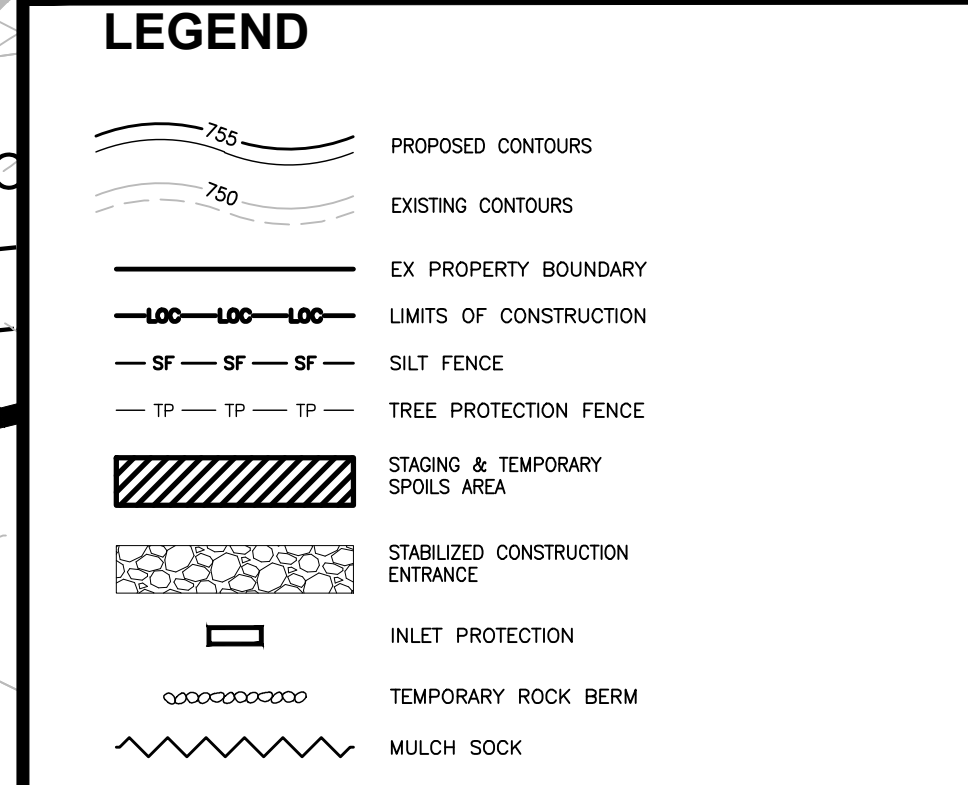


## THE ESC SHEET AND RESTORATION PLAN MUST BE USED IN CONJUNCTION FOR THE INSTALLATION OF THE TEMPORARY ROCK BERMS AND THE CONSTRUCTION OF THE PERMANENT BRIDGE.



### NOTES

- LIMITS OF CONSTRUCTION: 0.146 AC
- THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROL ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.
- THE CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES DURING ALL SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING CONSISTENT WITH ECM 1.4.5(D) OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
- SILT FENCE TYPE AND INSTALLATION SHALL COMPLY WITH ECM 1.4.2(G).
- THE CONTRACTOR SHALL SUBMIT A DE-WATERING PLAN WHICH MAY INCLUDE A TEMPORARY DIVERSION CHANNEL, DIVERSION PIPE, PUMPS, COFFER DAM, OR OTHER APPROVED METHODS AND SHALL OBTAIN DE-WATERING PLAN APPROVAL PRIOR TO CONSTRUCTION. SANDBAGS, EARTHEN DIES OR OTHER ERODIBLE MATERIALS ARE NOT ACCEPTABLE. THE CONTRACTOR SHALL MAINTAIN DE-WATERING SYSTEM AS NECESSARY TO ENSURE PROPER PERFORMANCE. IF THE DE-WATERING SYSTEM IS NOT PERFORMING, THE CONTRACTOR MUST FOLLOW THE ENVIRONMENTAL INSPECTOR'S DIRECTIONS TO ENSURE ADEQUATE SYSTEM PERFORMANCE.
- ALL REVEGETATION SHALL CONFORM TO CITY OF AUSTIN SPECIFICATIONS.
- CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, SECTION 3.5.4 TREE AND NATURAL PRESERVATION:
  - PRIOR TO EXCAVATION WITHIN TREE DRILPLINES OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.
  - IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH FOUR (4) INCHES OF ORGANIC MULCH OR GRAVEL TO MINIMIZE SOIL COMPACTION.
  - PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
  - WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
  - WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
- IF NO CONSTRUCTION IS SCHEDULED IN A DISTURBED AREA FOR MORE THAN 14 DAYS, THE DISTURBED AREA MUST BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING.
- ALL CURB INLETS SHALL HAVE TYPE II INLET PROTECTION WHICH SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF ALL CONSTRUCTION AND REVEGETATION ACTIVITIES.
- A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
- \*SPECIAL CONSTRUCTION TECHNIQUES ECM 3.5.4(D)  
PRIOR TO EXCAVATION WITHIN TREE DRILPLINES OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.  
CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH A MINIMUM OF 12 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. IN AREAS WITH HIGH SOIL PLASTICITY GEOTEXTILE FABRIC, PER STANDARD SPECIFICATION 620S, SHOULD BE PLACED UNDER THE MULCH TO PREVENT EXCESSIVE MIXING OF THE SOIL AND MULCH. ADDITIONALLY, MATERIAL SUCH AS PLYWOOD AND METAL SHEETS, COULD BE REQUIRED BY THE CITY ARBORIST TO MINIMIZE ROOT IMPACTS FROM HEAVY EQUIPMENT. ONCE THE PROJECT IS COMPLETED, ALL MATERIALS SHOULD BE REMOVED, AND THE MULCH SHOULD BE REDUCED TO A DEPTH OF 3 INCHES.  
PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.  
WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.  
WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.



### CITY APPROVAL

SITE PLAN RELEASE 12 Sheet Of 13	
FILE NUMBER:	EXPIRATION DATE:
CASE MANAGER:	APPLICATION DATE:
APPROVED ADMINISTRATIVELY ON:	
APPROVED BY PLANNING COMMISSION ON:	
APPROVED BY CITY COUNCIL ON:	
Under Section 112 of Chapter 25-5 Of The Austin City Code	
Director, Department of Planning and Development	
DATE OF RELEASE:	Zoning:
Rev 1	Correction 1
Rev 2	Correction 2
Rev 3	Correction 3

Know what's Below.  
Call before you dig.

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NOTICE:  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHETHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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URBAN ATX  
CLIENT  
DATE  
October 15, 2020

REVISIONS

SCALE 0

DR. CJM CH. AA

P.M. MZ

BOOK --

JOB 19002268

SHEET NO. 12 OF 13

COA CASE NO: SP-2020-0093DS

T:\PRIVATE\URBAN\TX\1112 ANNIE\DESIGN\HT CONSTRUCTION\ANNIE-PLANT.DWG 10/14/2020 3:31 PM CARLOS MARTINEZ

#### SUPPLEMENTAL TREE PROTECTION NOTES

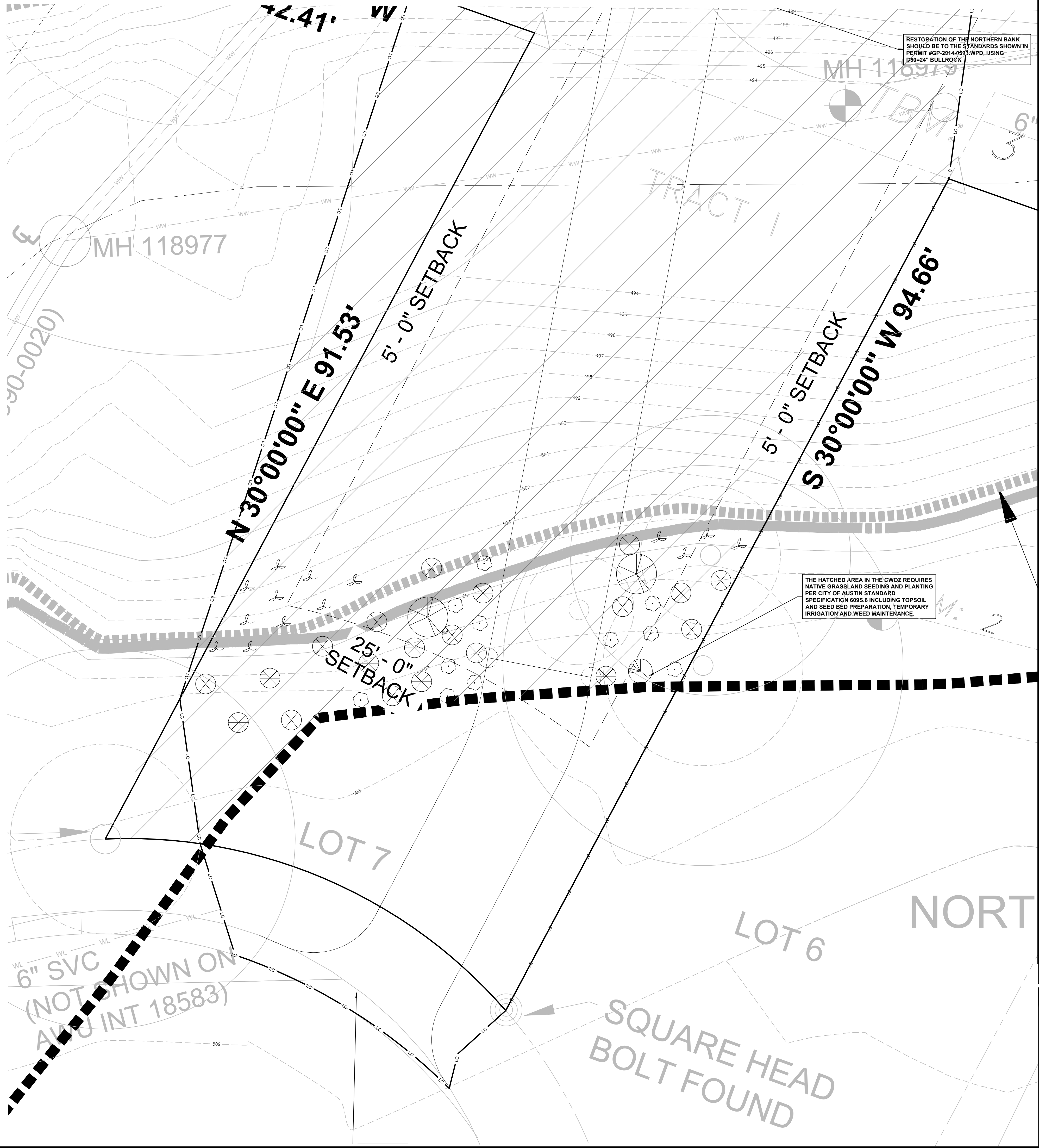
1. ALL TREES 8" AND LARGER LOCATED WITHIN THE LIMITS OF CONSTRUCTION OR WITH CANOPIES/CRITICAL ROOT ZONES EXTENDING INTO THE LIMITS OF CONSTRUCTION HAVE BEEN SURVEYED AND ARE SHOWN IN THIS PLAN SET. DAMAGE TO, OR REMOVAL OF, TREES SHOWN IN DOCUMENT SET TO BE PRESERVED SHALL CONSTITUTE A VIOLATION OF THE CITY OF AUSTIN (COA) PERMIT.
2. ALL TREE PROTECTION FENCING MUST COMPLY WITH CITY OF AUSTIN REQUIREMENTS AS OUTLINED IN THE ENVIRONMENTAL CRITERIA MANUAL AND AS INDICATED BY STANDARD COA NOTES AND DETAILS INCLUDED WITHIN THIS DOCUMENT SET. CONTRACTOR SHALL INSTALL FENCING PRIOR TO PRE-CONSTRUCTION CONFERENCE. MAKE ADJUSTMENTS TO FENCING AS DIRECTED BY THE COA ENVIRONMENTAL INSPECTOR, AND MAINTAIN FENCING UNTIL PROJECT IS COMPLETE.
3. TYPE AND LOCATION OF ALL TREE PROTECTION FENCING MUST BE APPROVED IN THE FIELD BY THE GENERAL PERMIT OFFICE INSPECTOR PRIOR TO CONSTRUCTION.
4. ALL TREENING WITHIN THE CRITICAL ROOT ZONE OF A TREE TO BE PRESERVED WILL BE SAW CUT.
5. CONTACT GENERAL PERMIT OFFICE FOR INSPECTION PRIOR TO ANY PRUNING ACTIVITIES ON TREES IN PROJECT AREA.
6. TREE SURVEY SIZE REQUIREMENTS VARY BY PROJECT AREA AND/OR PROPERTY OWNERSHIP.

#### OAK WILT PREVENTION NOTES

1. PRUNING OF AN EXISTING TREE THAT IS NECESSARY AS PART OF THIS PROJECT SHALL BE CONDUCTED IN ACCORDANCE WITH ANSI A300-190 STANDARDS, OR LATEST APPROVED EDITION.
2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS. TO PREVENT BARK TEARS, THE WEIGHT OF THE BRANCH SHALL BE REMOVED BEFORE MAKING FINAL PRUNING CUT.
3. ALL PRUNING SHALL PRESERVE THE NATURAL CHARACTER OF THE TREE.
4. ONLY COLLAR CUTS ARE ACCEPTABLE. NO FLUSH CUTS OR STUB CUTS WILL BE ALLOWED.
5. ALL TREE BRANCHES NECESSARY TO BE REMOVED FOR THE SAFE CONSTRUCTION OF THIS PROJECT SHALL BE IDENTIFIED BY THE CONTRACTOR AND APPROVED BY THE GENERAL PERMIT OFFICE INSPECTOR PRIOR TO REMOVAL.
6. ALL BRANCHES THAT ARE BROKEN OR DAMAGED DURING CONSTRUCTION SHALL BE REMOVED.
7. PRUNING CUTS OR DAMAGED AREAS ON AN OAK TREE SHALL BE PAINTED WITHIN FIVE MINUTES WITH A STANDARD TREE WOUND DRESSING. TREE WOUND DRESSING SHALL BE EITHER TREEKOTE AEROSOL OR TAINGLEFOOT PRUNING SEALER (OR APPROVED EQUAL).
8. ANY TREE ROOTS THAT ARE EXPOSED, CUT, OR TORN DURING CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SURROUNDING SOIL. (REFER ALSO TO NUMBER 9 OF THE TREE AND NATURAL AREA PROTECTION NOTES INCLUDED IN THIS PLAN SET.)

• GRASSES SHALL CONSTITUTE 67 PERCENT OF THE SEED MIX, WITH FORBS COMPRISING 33 PERCENT. NO SPECIES SHALL CONSTITUTE MORE THAN 20% OF A SEED MIX.

PLANTS MUST BE A MINIMUM SIZE OF 1-GALLON (SEE TABLE 8, EQUIVALENCY CHART) AND MINIMUM OF 1 PLANT PER 100 SQUARE FEET. THE MUST BE SPECIES FROM THIS LINK <[HTTP://WWW.AUSTINTEXAS.GOV/DEPARTMENTS/GROW-GREEN/PLANT-GUIDE](http://www.austintexas.gov/departments/grow-green/plant-guide)> OUT OF THE REQUIRED AMOUNT THE DIVERSITY WILL NEED TO BE TWO NATIVE SPECIES OF SMALL OR LARGE TREES AND TWO NATIVE SPECIES OF SHRUBS WITH VERY LOW OR LOW WATER NEEDS AND SUN OR SUN/PART SHADE LIGHT NEEDS AS LISTED IN THE CURRENT GROW GREEN NATIVE AND ADAPTED LANDSCAPE PLANTS GUIDANCE DOCUMENT



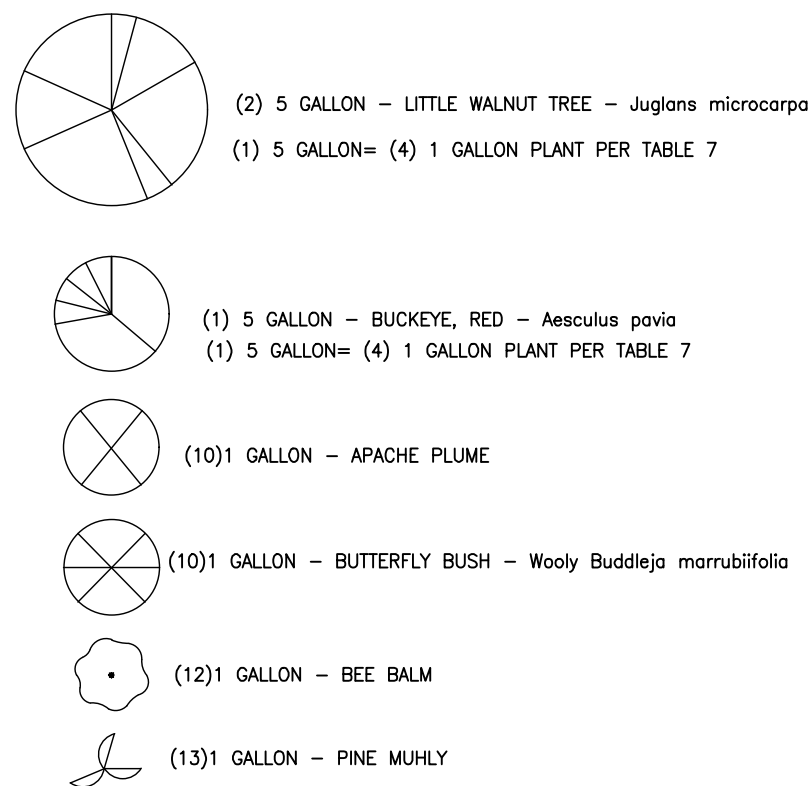
RESTORATION OF THE NORTHERN BANK SHOULD BE TO THE STANDARDS SHOWN IN PERMIT #GP-2014-0593 WPD, USING D50-24" BULLROCK

THE HATCHED AREA IN THE CWQZ REQUIRES NATIVE GRASSLAND SEEDING AND PLANTING PER CITY OF AUSTIN STANDARD SPECIFICATION 608.6 INCLUDING TOPSOIL AND SEED BED PREPARATION, TEMPORARY IRRIGATION AND WEED MAINTENANCE.

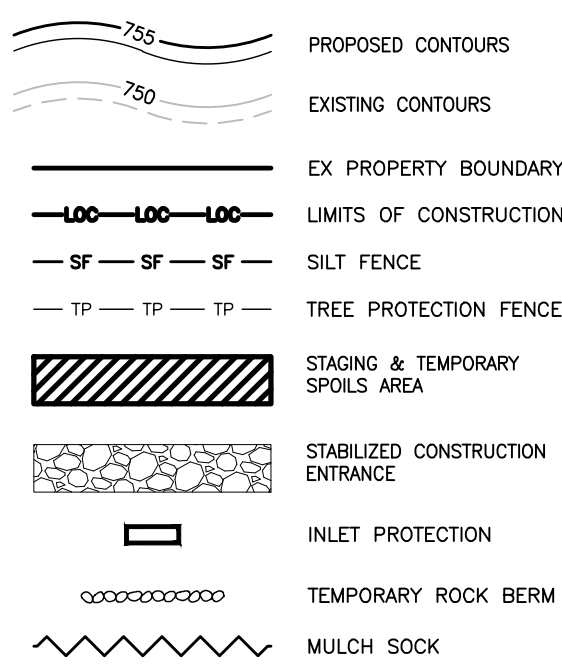
#### NOTES

**GRASS MIX 67%**  
FROM TABLE 4:  
BUFFALO GRASS 20%  
FOR SHADE AREA (FROM TABLE 5):  
CANADA WILDRYE 20%  
SIDEOTS GRAMA 20%  
INLAND SEAOTS 7%  
WESTERN WHEATGRASS TO REPLACE INLAND SEAOTS IF PLANTED BETWEEN SEPT 15TH AND MARCH 1ST.

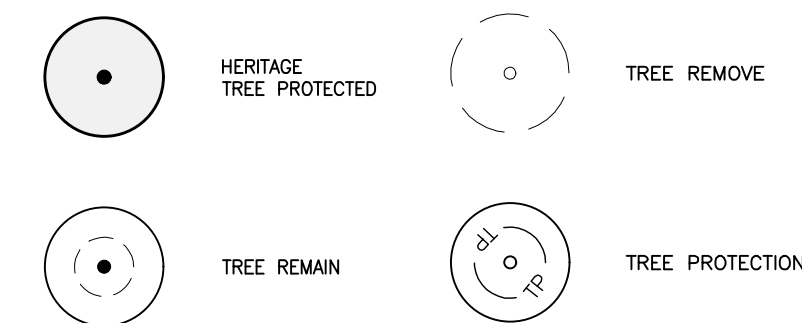
**FORBS 33%**  
FROM TABLE 5:  
PURPLE CONEFLOWER 6%  
MILKWEED 11%  
WINECUP FLOWER 11%  
BLACK EYED SUSAN 5%



#### LEGEND



#### TREE LEGEND



#### CITY APPROVAL

<b>SITE PLAN RELEASE 11</b> Sheet Of 13	
FILE NUMBER:	EXPIRATION DATE:
CASE MANAGER:	APPLICATION DATE:
APPROVED ADMINISTRATIVELY ON: _____	
APPROVED BY PLANNING COMMISSION ON: _____	
APPROVED BY CITY COUNCIL ON: _____	
Under Section 112 of Chapter 25-5 Of The Austin City Code	
Director, Department of Planning and Development	
DATE OF RELEASE:	Zoning:
Rev 1	Correction 1
Rev 2	Correction 2
Rev 3	Correction 3

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARK T. ZUPAN #128994 ON THE DATE SHOWN ON THE DATE STAMP. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.



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1112 W. ANNIE STREET

AUSTIN, TX 78704

URBAN ATX

PLANTING PLAN

CLIENT

DATE

October 14, 2020

REVISIONS

SCALE

0

DR

CJM

P.M.

MZ

BOOK

--

JOB

19002268

SHEET NO.

11 OF 13

## Environmental Resource Inventory

For the City of Austin  
Related to LDC 25-8-121, City Code 30-5-121, ECM 1.3.0 & 1.10.0

The ERI is required for projects that meet one or more of the criteria listed in LDC 25-8-121(A), City Code 30-5-121(A).

1. SITE/PROJECT NAME: 0.67-acre property
2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): 302243 and 302246
3. ADDRESS/LOCATION OF PROJECT: 1112 West Annie Residential Driveway
4. WATERSHED: West Bouldin Creek
5. THIS SITE IS WITHIN THE (Check all that apply)  
Edwards Aquifer Recharge Zone\* (See note below) ..... ☐ YES ☒ No  
Edwards Aquifer Contributing Zone\* ..... ☐ YES ☒ No  
Edwards Aquifer 1500 ft Verification Zone\* ..... ☐ YES ☒ No  
Barton Spring Zone\* ..... ☐ YES ☒ No  
*\*(as defined by the City of Austin – LDC 25-8-2 or City Code 30-5-2)*

**Note: If the property is over the Edwards Aquifer Recharge zone, the Hydrogeologic Report and karst surveys must be completed and signed by a Professional Geoscientist Licensed in the State of Texas.**

6. DOES THIS PROJECT PROPOSE FLOODPLAIN MODIFICATION?.....☐ YES\*\* ☒ NO  
If yes, then check all that apply:  
☐ (1) The floodplain modifications proposed are necessary to protect the public health and safety;  
☐ (2) The floodplain modifications proposed would provide a significant, demonstrable environmental benefit, as determined by a **functional assessment** of floodplain health as prescribed by the Environmental Criteria Manual (ECM), or  
☐ (3) The floodplain modifications proposed are necessary for development allowed in the **critical water quality zone under LDC 25-8-261 or 25-8-262, City Code 30-5-261 or 30-5-262.**  
☐ (4) The floodplain modifications proposed are outside of the Critical Water Quality Zone in an area determined to be in poor or fair condition by a **functional assessment** of floodplain health.

**\*\* If yes, then a functional assessment must be completed and attached to the ERI (see ECM 1.7 and Appendix X for forms and guidance) unless conditions 1 or 3 above apply.**

7. IF THE SITE IS WITHIN AN URBAN OR SUBURBAN WATERSHED, DOES THIS PROJECT PROPOSE A UTILITY LINE PARALLEL TO AND WITHIN THE CRITICAL WATER QUALITY ZONE? ..... ☐ YES\*\*\* ☒ NO

**\*\*\*If yes, then riparian restoration is required by LDC 25-8-261(E) or City Code 30-5-261(E) and a functional assessment must be completed and attached to the ERI (see ECM1.5 and Appendix X for forms and guidance).**

8. There is a total of 0 (#'s) Critical Environmental Feature(s)(CEFs) on or within 150 feet of the project site. If CEF(s) are present, attach a detailed **DESCRIPTION** of the CEF(s), color **PHOTOGRAPHS**, the **CEF WORKSHEET** and provide **DESCRIPTIONS** of the proposed CEF buffer(s) and/or wetland mitigation. Provide the number of each type of CEFs on or within 150 feet of the site (Please provide the number of CEFs):

0 (#s) Spring(s)/Seep(s)      0 (#s) Point Recharge Feature(s)      0 (#s) Bluff(s)  
 0 (#s) Canyon Rimrock(s)      0 (#s) Wetland(s)

**Note: Standard buffers for CEFs are 150 feet, with a maximum of 300 feet for point recharge features. Except for wetlands, if the standard buffer is not provided, you must provide a written request for an administrative variance from LDC 25-8-281(C)(1) and provide written findings of fact to support your request. Request forms for administrative variances from requirements stated in LDC 25-8-281 are available from Watershed Protection Department.**

9. The following site maps are attached at the end of this report (Check all that apply and provide):

All ERI reports must include:

- ☒ **Site Specific Geologic Map with 2-ft Topography**
- ☒ **Historic Aerial Photo of the Site**
- ☒ **Site Soil Map**
- ☒ **Critical Environmental Features and Well Location Map on current Aerial Photo with 2-ft Topography**

Only if present on site (Maps can be combined):

- ☐ **Edwards Aquifer Recharge Zone with the 1500-ft Verification Zone**  
(Only if site is over or within 1500 feet the recharge zone)
- ☐ **Edwards Aquifer Contributing Zone**
- ☒ **Water Quality Transition Zone (WQTZ)**
- ☐ **Critical Water Quality Zone (CWQZ)**
- ☐ **City of Austin Fully Developed Floodplains for all water courses with up to 64-acres of drainage**

10. **HYDROGEOLOGIC REPORT** – Provide a description of site soils, topography, and site specific geology below (Attach additional sheets if needed):

**Surface Soils** on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups\*. If there is more than one soil unit on the project site, show each soil unit on the site soils map.

Soil Series Unit Names, Infiltration Characteristics & Thickness		
Soil Series Unit Name & Subgroup**	Group*	Thickness (feet)
Ur - Urban Land	n/a	variable
Utd: Urban land, Austin and Br	n/a	variable

**\*Soil Hydrologic Groups Definitions (Abbreviated)**

- A. Soils having a high infiltration rate when thoroughly wetted.
- B. Soils having a moderate infiltration rate when thoroughly wetted.
- C. Soils having a slow infiltration rate when thoroughly wetted.
- D. Soils having a very slow infiltration rate when thoroughly wetted.

**\*\*Subgroup Classification** – See Classification of Soil Series Table in County Soil Survey.

**Description of Site Topography and Drainage** *(Attach additional sheets if needed):*

The subject site is within the Elm Creek Watershed, as classified by the City of Austin (COA, 2009). Topographically, the site ranges from approximately 495- to 510-feet above mean sea level. Drainage occurs primarily by overland sheet that flows into an West Bouldin Creek, which flows from southwest to northeast. Most of the subject property is within the 100-year floodplain (FEMA, 2006).

The natural regions of Texas were delineated largely on the basis of soil type (Godfrey et al. 1973) and major vegetation types (McMahan et al. 1984). The subject site is situated within the Urban vegetation region of Texas (McMahan et al., 1984). The subject site is situated within the Blackland Prairie vegetation region of Texas (Thomas & Gould, 1975).

**List surface geologic units below:**

Geologic Units Exposed at Surface		
Group	Formation	Member
	Qtt-Quaternary Tributary Terrace	
	Kbu - Buda Limestone	
Austin Chalk	Kau - Austin Chalk	

**Brief description of site geology** *(Attach additional sheets if needed):*

The subject site is underlain by the Austin Chalk, Buda, and Austin Tributary Terrace Deposit; The Buda Formation consists of a hard, gray to tan, dense, nodular limestone, with abundant fossil mollusks with a lower, marly, nodular, and less resistant limestone (Garner et al, 1976). It is about 40 to 50 feet thick in northeastern Hays and southwestern Travis counties (Small et al., 1996; Hanson and Small, 1995). T

The Austin Chalk Group consists of a ledge-forming, grayish-white to white limestone chalk interbedded with marl (Garner et al, 1976; Small et al., 1996). The chalk is composed of microgranular calcite, with minor foraminifera tests. The Austin Chalk Group is described as 325 to 420 feet thick (thickening westward) by Garner and Young (1976), and from 130 to 150 feet thick by Small et al. (1996). Primary field identification characteristics of the Austin Group include white, chalky limestone with fossilized pelecypods *Pycnodonte aucella* and *Inoceramus subquadratus* (Small et al., 1996).

Quaternary high terrace deposits consist of unconsolidated gravel, sand, silt, and clay (Garner et al, 1976).

**Wells** – Identify all recorded and unrecorded wells on site (test holes, monitoring, water, oil, unplugged, capped and/or abandoned wells, etc.):

There are 0 (#) wells present on the project site and the locations are shown and labeled  
0 (#s) The wells are not in use and have been properly abandoned.  
0 (#s) The wells are not in use and will be properly abandoned.  
0 (#s) The wells are in use and comply with 16 TAC Chapter 76.  
 There are 0 (#s) wells that are off-site and within 150 feet of this site.

11. THE VEGETATION REPORT – Provide the information requested below:

**Brief description of site plant communities** (Attach additional sheets if needed):

Vegetation is characterized as wooded urban land. Canopy species consist of mainly pecan (*Carya illinoensis*) with scattered sugarberry (*Celtis laevigata*) and plateau live oak (*Quercus fusiformis*). Understory species include poison ivy (*Toxicodendron radicans*) yaupon (*Ilex vomitoria*), and greenbriar (*Smilax* sp.).

There is woodland community on site ..... ☐ YES ☐ NO (Check one).

If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name
pecan	<i>Carya illinoensis</i>
sugarberry	<i>Celtis laevigata</i>
plateau live oak	

There is grassland/prairie/savanna on site ..... ☐ YES ☒ NO (Check one).

If yes, list the dominant species below:

Grassland/prairie/savanna species	
Common Name	Scientific Name

There is hydrophytic vegetation on site ..... ☐ YES ☒ NO (Check one).

If yes, list the dominant species in table below (next page):

Hydrophytic plant species		
Common Name	Scientific Name	Wetland Indicator Status

A tree survey of all trees with a diameter of at least eight inches measured four and one-half feet above natural grade level has been completed on the site.

☒ YES ☐ NO (Check one).

**12. WASTEWATER REPORT** – Provide the information requested below.

Wastewater for the site will be treated by (Check of that Apply):

- ☐ On-site system(s)  
☒ City of Austin Centralized sewage collection system  
☐ Other Centralized collection system

*Note: All sites that receive water or wastewater service from the Austin Water Utility must comply with City Code Chapter 15-12 and wells must be registered with the City of Austin*

The site sewage collection system is designed and will be constructed to in accordance to all State, County and City standard specifications.

☒ YES ☐ NO (Check one).

Calculations of the size of the drainfield or wastewater irrigation area(s) are attached at the end of this report or shown on the site plan.

☐ YES ☐ NO ☒ Not Applicable (Check one).

Wastewater lines are proposed within the Critical Water Quality Zone?

☐ YES ☒ NO (Check one). If yes, then provide justification below:

Is the project site is over the Edwards Aquifer?

☐ YES ☒ NO (Check one).

If yes, then describe the wastewater disposal systems proposed for the site, its treatment level and effects on receiving watercourses or the Edwards Aquifer.

**13. One (1) hard copy and one (1) electronic copy of the completed assessment have been provided.**

Date(s) ERI Field Assessment was performed: 3/22/2020

Date(s)

My signature certifies that to the best of my knowledge, the responses on this form accurately reflect all information requested.

Kristin Miller, P.G.

512-415-6986

Print Name

*Kristin M. Miller*

Telephone

kristin@escarpmentenv.com

Signature

Escarpment Environmental

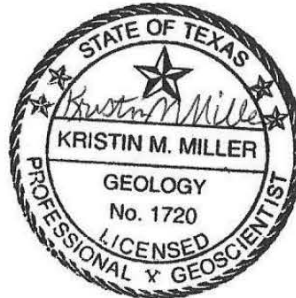
Email Address

4/13/2020

Name of Company

Date

For project sites within the Edwards Aquifer Recharge Zone, my signature and seal also certifies that I am a licensed Professional Geoscientist in the State of Texas as defined by ECM 1.12.3(A).



P.G.  
Seal

**Attachment 1**

**Critical Environmental Feature (CEF) worksheet**

## City of Austin Environmental Resource Inventory - Critical Environmental Feature Worksheet

1	Project Name:	0.67-acre property
2	Project Address:	1112 West Annie Residential Driveway
3	Site Visit Date:	3/22/2020
4	Environmental Resource Inventory Date:	4/13/2020

5	Primary Contact Name:	Kristin Miller
6	Phone Number:	512-415-6986
7	Prepared By:	Kristin Miller, Escarpment Environmental
8	Email Address:	kristin@escarpmentenv.com

[illegible]

City of Austin Use Only	
CASE NUMBER:	

For rimrock, locate the midpoint of the segment that describes the feature.



For wetlands, locate the approximate centroid of the feature and the estimated area.



For a spring or seep, locate the source of ground water that feeds a pool or stream.



**Please state the method of coordinate data collection and the approximate precision and accuracy of the points and the unit of measurement.**

## **Method**

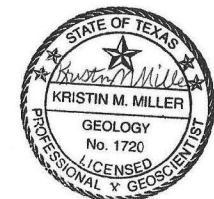
### Accuracy

GPS ☐ sub-meter ☐

Surveyed ☐ meter ☐

Other ☐ > 1 meter ☐

Professional Geologists apply seal below



# **ESCARPMENT ENVIRONMENTAL**

Geologic & Environmental Consulting for Land Development

**13809 RESEARCH BOULEVARD, SUITE 500  
AUSTIN, TEXAS 78750  
PHONE: 512-415-6986  
[KRISTIN@ESCARPMENTENV.COM](mailto:KRISTIN@ESCARPMENTENV.COM)**

## **Environmental Resource Inventory References**

City of Austin, Accessed 2018, Property Profile Map

Federal Emergency Management Agency (FEMA), 2006, Q3 Flood Data, Travis County, Texas.

Garner, L. E., and K. P. Young, 1976, Environmental Geology of the Austin Area: An Aid to Urban Planning, *Report of Investigations* 86, The University of Texas at Austin, Bureau of Economic Geology.

McMahan, C.A., R.G. Frye, and K.L. Brown, 1984, The Vegetation Types of Texas, Including Cropland, Texas Parks and Wildlife Department, 40 p.

NRCS Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey.

[

Rose, P.R, 1972, Edwards Group, surface and subsurface, central Texas: Austin, Texas, University of Texas, Bureau of Economic Geology, *Report of Investigations* 74.

TCEQ, 2005, Edwards Aquifer Recharge Zone Boundary Maps

Texas Water Development Board (TWDB), 2013, Water Well Drillers' Records

US Fish and Wildlife Service (USFWS), 1993, National Wetland Inventory map, Austin East Quad, Texas (scale 1:24,000), U.S. Department of the Interior, Washington, D.C.

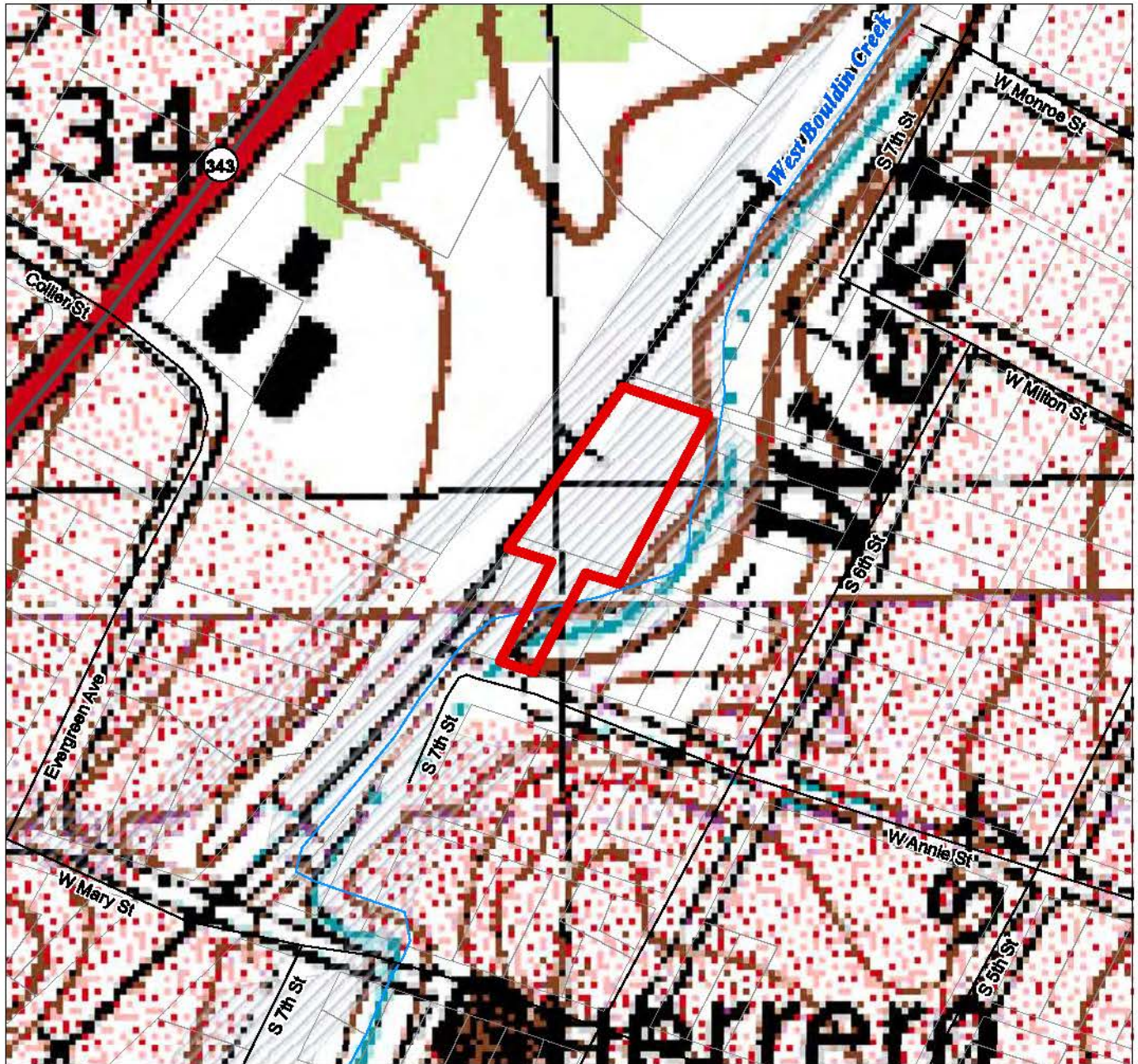
US Geological Survey (USGS), 1987, 7.5' Austin East, Texas, Topographic Quadrangle Map.

The University of Texas -Bureau of Economic Geology (UT-BEG), *Geologic Atlas of Texas*, 15-minute Digital GAT Quad SE, 1981.

Werchan, Leroy E., A.C. Lowther, and Robert N. Ramsey, 1974, *Soil Survey of Travis County, Texas*, US Department of Agriculture, Soil Conservation Service, in cooperation with the Texas Agricultural Experiment Station.



## **Attachment 2**

### **Figures and Maps**



USGS Topographic Map, Austin West, 1987

**Legend**

-  Project Boundary
-  Floodplain (FEMA, 2006)

1 inch = 200 feet  
0 100 200  
Feet





Aerial Photograph: CAPCOG, 2016  
Soil: NRCS Soil Survey Staff, 2006

### Legend

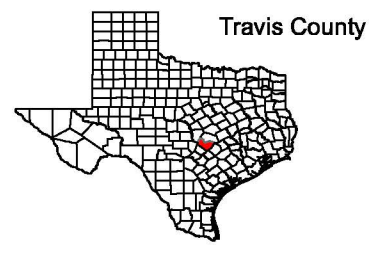
 Project Boundary

NRCS Soil Types:

Ur: Irgam Spo;s

Utd: Urban land, Austin and Brackett soils, 1 to 8% slopes

1 inch = 60 feet  
0 30 60  
Feet



**ESCARPMENT ENVIRONMENTAL**



Geologic & Environmental Consulting for Land Development

**Soils Map**  
**0.67-acre property**  
**1112 West Annie Street**  
**Austin, Travis County, Texas**



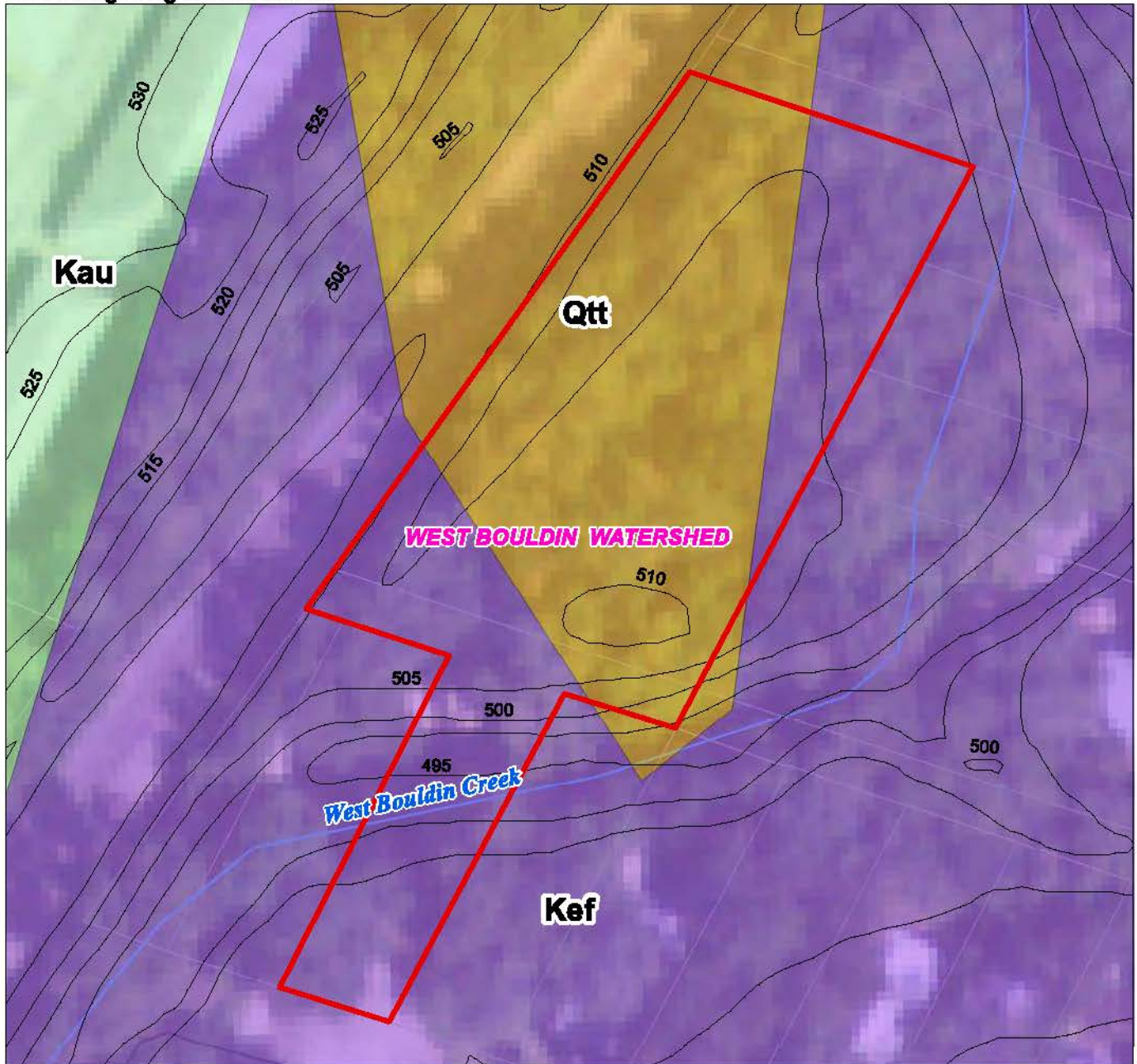
Aerial Photograph: CAPCOG, 1996

**Legend**

-  Project Boundary
-  Floodplain (FEMA, 2006)

1 inch = 80 feet  
0 40 80  
Feet

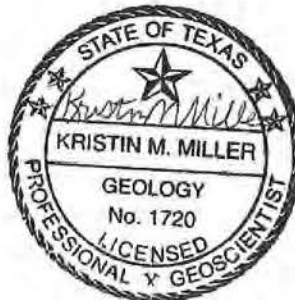




Aerial Photograph: CAPCOG, 1996

## Legend

- Project Boundary
- Qtt; Tributary terrace
- Kau; Austin Chalk
- Kef; Eagle Ford Fm
- Watershed (COA, 2007)



The seal appearing on this document was authorized by Kristin M. Miller, P.G. # 1720 13 April 2020.



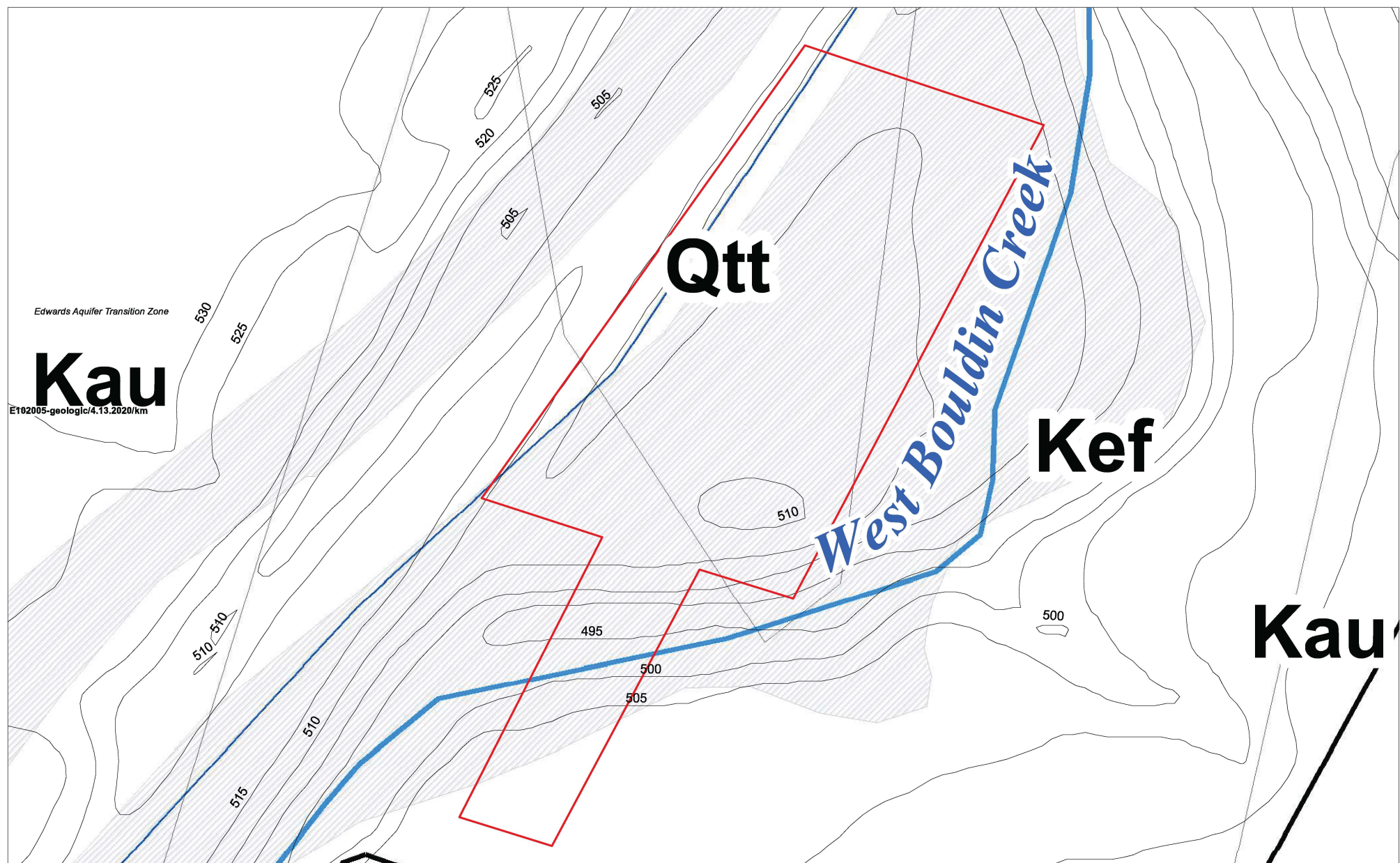
1 inch = 60 feet  
0 30 60  
Feet

**ESCARPMENT ENVIRONMENTAL**  
Geologic & Environmental Consulting for Land Development

**1996 Historic Aerial Photo Map**  
**0.67-acre property**  
**1112 West Annie Street**  
**Austin, Travis County, Texas**

**Attachment 3**

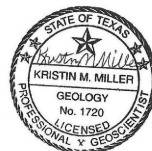
**Site Geologic Map**



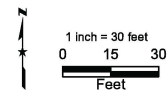
Aerial Photograph: CAPCOG, 1996

#### Legend

- Project Boundary
- Qtt; Tributary terrace
- Kau; Austin Chalk
- Kef; Eagle Ford Fm
- Edwards Aquifer Recharge Zone
- Floodplain (FEMA, 2006)



The seal appearing on this document was authorized by Kristin M. Miller, P.G. # 1720 13 April 2020.



## **Attachment 3**

### **Photographs**

Photo 1 – West Bouldin Creek



Photo – Typical view of the project area

